

RECORDED JULY 31, 1984 BK 287 PG 136 NO. 907872 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

LARRY D. HAYDEN-WING and MARY H. HAYDEN-WING, husband and wife, grantors, of Sheridan County, and State of Wyoming, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration-----DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY and WARRANT to WELDON TREAT and MARTHA TREAT, husband and wife, as an estate by the entirety with full right of survivorship, grantees therein, whose address is 420 Cheyenne, Sheridan, Wyoming, 82801, the following described real estate, situate in Sheridan County, and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

The West one-half of Lots 1 and 2, Block 23, Sheridan Gardens Addition to the City of Sheridan, Sheridan County, Wyoming, together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Including and subject to the easements for water line and utility line as set forth in Exhibit "A" attached hereto and made a part hereof.

WITNESS our hands this 25th day of June, 1984.

*Larry D. Hayden-Wing*  
*Mary H. Hayden-Wing*

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

The foregoing instrument was acknowledged before me by Larry D. Hayden-Wing and Mary H. Hayden-Wing, husband and wife, this 25th day of June, 1984.

WITNESS my hand and official seal.

*Carol J. Kaurlok*  
Notary Public

My Commission Expires: October 26, 1987

Exhibit "A"

The West one-half of Lots 1 and 2, Block 23, Sheridan Gardens Addition to the Town, now City of Sheridan, Sheridan County, Wyoming. Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

The parties understand that the water main from which the Grantees draw their water runs underneath Martin Avenue. The parties contemplate that the water line to serve the house on the real property conveyed by this Agreement for Warranty Deed shall run North of the North line of the East one-half of Lot 1, Block 23, Sheridan Gardens Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, for the purposes of constructing, maintaining, and utilizing a water line from the City water main in Martin Avenue to the real property conveyed by this Agreement. If for some reason the line cannot be run as contemplated, the Seller specifically grants to Buyers a perpetual easement over and across the North six (6) feet of the East one-half of Lot 1, Block 23, Sheridan Gardens Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, for the purposes of constructing, maintaining, and utilizing a water line from the City water main in Martin Avenue to the real property conveyed by this Agreement. The easement shall attach and be appertenant specifically to the real property conveyed by this Agreement and not be personal unto the Grantees.

The Grantor specifically excepts and reserves a perpetual easement over and across the South twelve (12) feet of the West one-half of Lot 2, Block 23, Sheridan Gardens Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, for the purposes of constructing and maintaining utility lines (including, but not limited to sewer lines) from the alley West of Lots 1 and 2 as aforedescribed to the East one-half of Lots 1 and 2 for the purposes of carrying garbage, trash, and refuse from the East one-half of Lots 1 and 2 to the alley. The easement excepted and reserved shall attach to and be appertenant to the East one-half of Lots 1 and 2 and not be personal unto the Grantor.