

RECORDED MAY. 9, 1986 BK 302 PG 301 NO. 957036 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

E. A. SONNAMAKER and EUNICE I. SONNAMAKER, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of One Dollar and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO ROGER P. NICHOLAS and LINDA F. NICHOLAS, husband and wife, it being the intention to create an estate by the entireties, GRANTEES whose address is 1700 South Sheridan Avenue, 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:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the 6th P.M., described as follows:
Beginning at a point which is South 27°27' East, 1494.5 feet from the West quarter corner of said Section 35; thence North 2°41' East, 243 feet, more or less, to the center of the channel of Little Goose Creek; thence Easterly along the center of the channel of Little Goose Creek to a point which is also located in the center of the channel of Little Goose Creek and is directly North of a point which is 207.8 feet East of the point of beginning; thence North 45 feet; thence East 55 feet; thence South 0°11' West, 297 feet; thence South 89°39' West, 262.8 feet to the point of beginning, said tract containing 1.4 acres, more or less.

SUBJECT TO all rights of way, easements and prior reservations of record.

EXCEPTING AND RESERVING, to the Grantors and to their heirs and assigns and successors in interest, a non-exclusive private 30-foot wide road easement located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, said easement being 15 feet on both sides of the following described centerline:

Beginning at a point located South 27°27' East 1494.5 feet from the West quarter corner of said Section 35; thence North 2°41' East 200.07 feet to the true point of beginning, said true point of beginning being on the Westerly line of the above described 1.4 acre tract; thence South 75°31'02" East 101.51

(continued)

feet; thence North 82°03'55" East 50.57 feet;
thence North 56°18'36" East 127.22 feet to
the Easterly line of said 1.4 acre tract,
lengthening or shortening the easement
boundary to intersect the Westerly and Easterly
lines of said 1.4 acre tract.

A Plat is attached hereto, marked Exhibit "A",
and by reference thereto made a part hereof,
which correctly reflects the 1.4 acre tract
conveyed by this conveyance, and the easement
reserved.

WITNESS their hands this 3rd day of May, 1978.

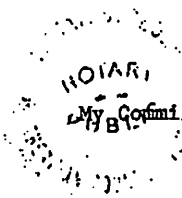
* E. A. Sonnamaker
E. A. Sonnamaker
Eunice I. Sonnamaker
Eunice I. Sonnamaker

STATE OF WYOMING)
)SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me by E. A. SONNAMAKER and EUNICE I. SONNAMAKER, husband
and wife, this 3rd day of May, 1978.

WITNESS my hand and Official Seal.

William J. Kelly
Notary Public



My Commission expires: March 24, 1982

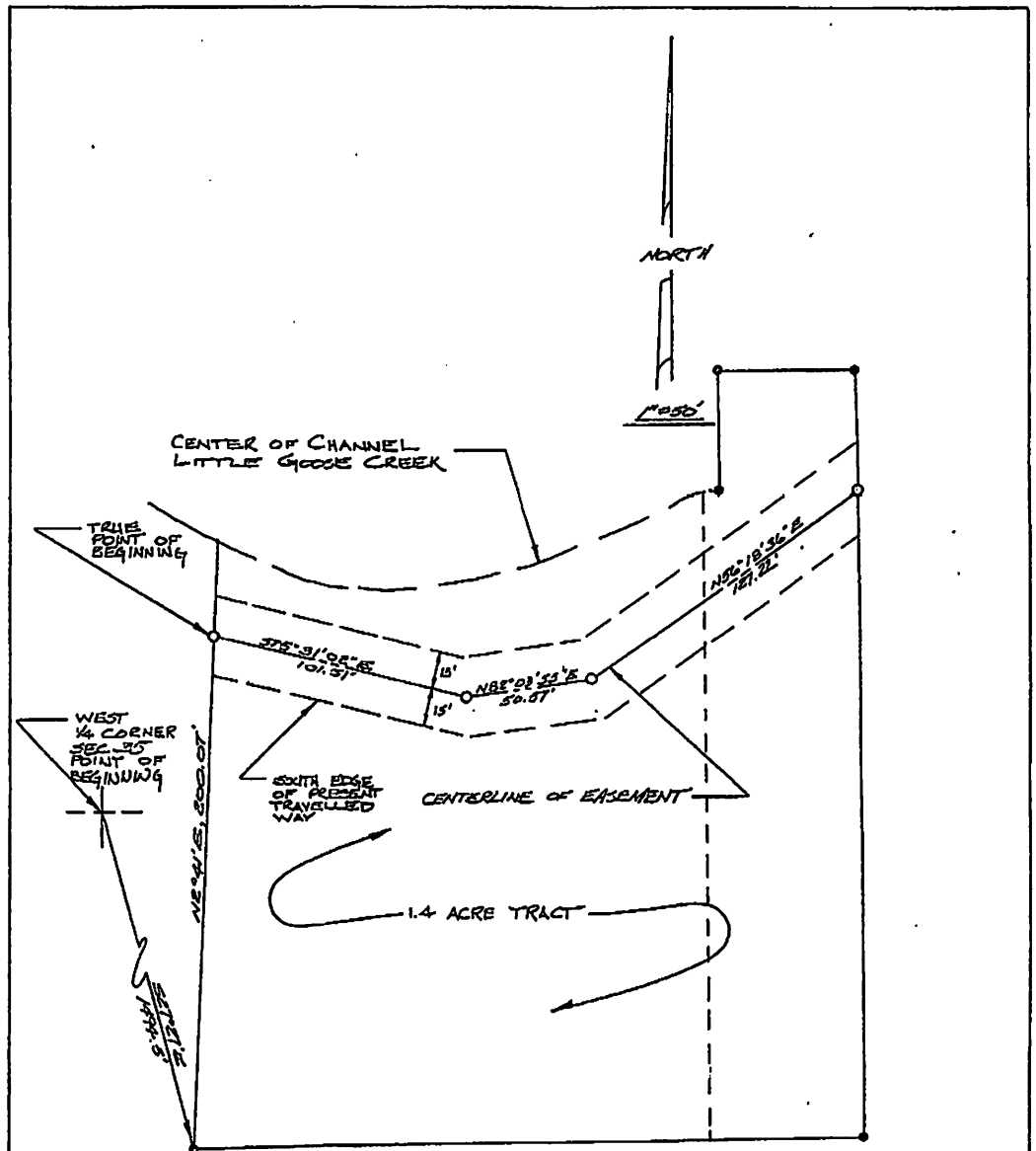


EXHIBIT "A"

MAP SHOWING
EASEMENT
IN
NW 1/4 SW 1/4 SECTION 35
T56N, R84W OF 62 P.M.
SHERIDAN COUNTY
WYOMING

ENGINEERING, INC. OF WYOMING
#BB-CRS W/M 12/02/03