

RECORDED JUNE 25, 1991 BK 342 PG 217 NO 84985 RONALD L. DAILEY, COUNTY CLERK

DEED OF EXECUTRIX

THIS INDENTURE, made this 18th day of June, 1991, by and between BERNICE MILLER, the duly appointed, qualified and acting Executrix of the Estate of Theresia Schilling, deceased, late of Sheridan County, Wyoming, Party of the First Part, and HENRY A. SCOBEE and LAURETTA B. SCOBEE, husband and wife, whose address is Box 336, Ranchester, WY 82839, Parties of the Second Part;

WITNESSETH, THAT:

WHEREAS, Theresia Schilling died testate in Sheridan County, Wyoming on April 20, 1991, and her Last Will and Testament was duly admitted to probate by Order of this Court made and entered on April 29, 1991, and

WHEREAS, by the terms of the Last Will and Testament of said Theresia Schilling, the First Party, as Executrix of the Estate of Theresia Schilling, deceased, is given the power to sell or otherwise dispose of any and all of the assets of said estate, without securing any previous Order of Court therefor, and upon such terms and conditions as to her may seem best and proper, and

WHEREAS, pursuant to the authority given to her by the terms of the Last Will and Testament of Theresia Schilling, deceased, the Party of the First Part offered for sale, at private sale, and sold said Parcel of real property hereinafter described, to the Parties of the Second Part, and

WHEREAS, said Court, upon the Return of Sale having been made and filed in said proceedings, as required by law, made and entered an Order of Confirmation of said sale, which was duly recorded in the Office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming, on the 17th day of June, 1991, in Book 342 of Deeds at Page 19 and is hereby referred to for greater certainty, and

NOW, THEREFORE, the said Bernice Miller, as Executrix of the Estate of Theresia Schilling, deceased, Party of the First Part, pursuant to the last-mentioned Order of Confirmation, and in consideration of the sum of \$23,000.00, to her in hand paid by the Parties of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto Henry A. Scobee and Laurretta A. Scobee, husband and wife, as tenants by the entireties, all of the right, title, interest and estate of Theresia Schilling, deceased, at the time of her death, and also all right, title and interest that said estate, by operation of law, or otherwise, may have acquired other than, or in addition to that of said Theresia Schilling, at the time of his death, in and to the following described parcel of real property situate in the County of Sheridan, State of Wyoming, to-wit:

A tract of land in the SW/4SE/4 of Section 18, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the Northerly right-of-way line of the CB&Q Railroad, which point is 738.5 feet Easterly from a point 130 feet North of the NW Corner of Block One of the Town of Ranchester, Wyoming; thence North 303.9 feet, more or less, to a point on the Southerly right-of-way line of the State Highway No. 87; thence Easterly along said Southerly right-of-way line of said Highway No. 87 a distance of 500 feet, more or less, to a point, which point is the intersection of the Southerly right-of-way line of State Highway No. 87 and the Westerly right-of-way line of said Highway No. 14; thence Southeasterly along West line of Highway 14 right-of-way, a distance of 33.3 feet to a point; thence Southwesterly, continuing along said Highway No. 14 Westerly right-of-way line a distance of 405.1 feet, to a point, which point is the intersection of said Westerly right-of-way line of Highway No. 14 and the Northerly right-of-way line of the CB&Q Railroad; thence Westerly along the Northerly right-of-way line of the CB&Q Railroad a distance of 157 feet, more or less, to the point of beginning.

EXCEPT the following:

A tract of land in the SW/4SE/4 of Section 18, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a Highway Department Brass Cap, said point being the intersection of the Southerly right-of-way line of Highway 87 and the Westerly right-of-way line of Highway 14; thence along said right-of-way line of Highway 14, S7°31'41"W, 33.37 feet; thence S56°09'00"W, 174.12 feet; thence leaving said right-of-way line, North, 148.74 feet to the Southerly right-of-way line of said Highway 87; thence along said Southerly right-of-way line through a curve to the right having a central angle of 0°11', a radius of 11,309.2 feet and chord, S82°51'24"E, 150.15 feet to the point of beginning.

Together with all improvements situate thereon and any water and ditch rights appurtenant thereto.

SUBJECT TO all exceptions, reservations, easements, rights-of-way and restrictions of record, and to any state of facts or conditions which would be disclosed by an accurate survey or inspection of the property.

TO HAVE AND TO HOLD, all and singular, the above-described premises, together with the improvements situate thereon, to the Parties of the Second Part, and to their heirs, assigns and successors in interest forever.

IN WITNESS WHEREOF, the Party of the First Part, as Executrix of the Estate of Theresia Schilling, deceased, has executed these presents the day and year first above written.

Bernice Miller  
Bernice Miller, As Executrix of the Estate of Theresia Schilling, Deceased

STATE OF WYOMING )  
 )SS  
COUNTY OF Tremont )

On this 18th day of June, 1991, before me personally appeared BERNICE MILLER, to me known to be the person described in and who executed the foregoing instrument as the Executrix of the Estate of Theresia Schilling, deceased, and acknowledged that she, as such Executrix, executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year in this Certificate first above written.

Emmie Ann Miller  
Notary Public

My Commission expires: March 3, 1995

