

WARRANTY DEED

J. VERNON STATES and ORIEL A. STATES, husband and wife, GRANTORS, of Sheridan County, and State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to HERBERT H. MORGAN, Grantee, whose address is Box 7, Gillette, Wyoming 82716, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, wo-wit:

Parcel 1

A tract of land situated in Lot 3, Section 14, Township 58 North, Range 85 West; Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears S. 89° 09' W. a distance of 931.95 feet from the South $\frac{1}{4}$ Corner of said Section 14; thence N. 0° 08' E. a distance of 446.43 feet to a point on the Wyoming - Montana Boundary; thence along the Wyoming - Montana Boundary N. 85° 16' W. a distance of 402.75 feet; thence leaving the Wyoming - Montana Boundary South a distance of 485.6 feet; thence N. 89° 09' E. a distance of 400.35 feet to the point of beginning.

Said tract contains 4.29 acres.

Parcel 2

Township 58 North, Range 85 West, 6th P.M.

Section 23: NW $\frac{1}{4}$ NW $\frac{1}{4}$

Together with all improvements situate thereon and all appurtenances thereunto belonging.

Subject to all rights of ways, easements and reservations of record.

EXCEPTING AND RESERVING to the Grantors and to their heirs and assigns, one-half of all oil, gas and other minerals and fissionable materials, presently owned by the Grantors contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for or mining said



STATE OF WYOMING)
COUNTY OF SHERIDAN)
ss:
The foregoing instrument was acknowledged before me by J. VERNON STATES and ORIEL A. STATES, husband and wife, this 28th day of April, 1987.
Notary Public
4-26-91

J. Vernon States
J. Vernon States
Oriel A. States
Oriel A. States

oil, gas and other minerals, and fissionable materials and the right to use so much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto.
A plat reflecting the location of the 4.29 acres is attached hereto marked Exhibit "A" and by reference thereto made a part hereof.
WITNESS our hands this 28th day of April, 1987.

DETAIL

SCALE 1" = 200'

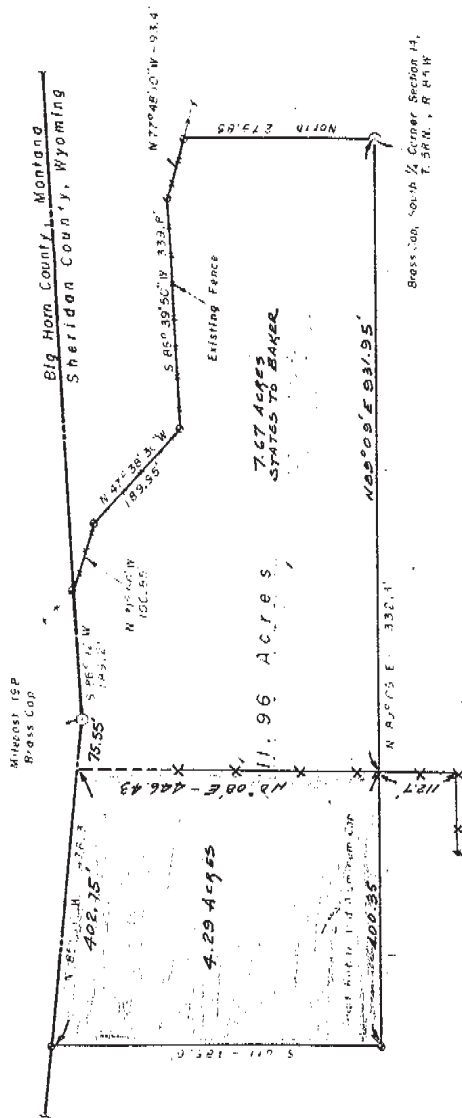
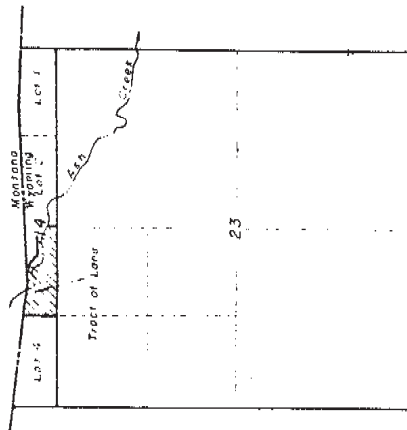


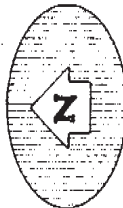
EXHIBIT "A"

LOCATION

SCALE 1" = 2000'



T 58N R 85W



PLAT

showing

in

LOT 3, SECTION 14,
TOWNSHIP 58 NORTH, RANGE 85 WEST
SHERIDAN COUNTY, WYOMING

for

RAY BAKER
814 ASH CREEK
SHERIDAN, WYOMING

CERTIFICATE OF SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming, hereby
certify that this plat was made from notes of an actual
survey made by me in February of 1987 and correctly
represents all of the data shown hereon.

Registration No. 3159 L.S. David L. Randall