

RECORDED APRIL 20, 1979 BK 239 PG 375 NO. 762775 MARGARET LEWIS, COUNTY CLERK

## WARRANTY DEED

J. VERNON STATES and ORIEL A. STATES, husband and wife

grantor(s), of Sheridan County, and State  
 of Wyoming, for and in consideration of One Dollar and other good  
and valuable consideration ~~XXXXXX~~

In hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO WALTER R. BAKER and  
PATRICIA ANN BAKER, husband and wife, it being the intention of the parties  
to create an estate by the entireties in the grantees.

grantee(s), whose address is Kirby Star Route, Sheridan, Wyoming 82801  
Box 52 A

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

Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$ 

Together with all improvements situate thereon.

EXCEPTING AND RESERVING to the grantors and to their heirs and assigns, 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 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.

ALSO INCLUDING an easement to use the present access road as a means of ingress  
 and egress to the above described premises. The said road easement being twenty (20)  
 feet wide and being located in the E $\frac{1}{4}$  of Section 23, Township 58 North, Range 85 West of  
 the 6th P.M., Sheridan County, Wyoming; 10 feet on either side of a center line described  
 as follows: Beginning at the NE Corner of Section 23, thence S 01°36'10" W 1578.00 feet  
 along the East line of said Section 23 to a point of beginning, thence S 39°13'19" E  
 475.07 feet; thence S. 22°59'44" E 79.66 feet; thence S 42°36'51" E 892.60 feet; thence  
 S 06°40'59" E 269.64 feet; thence S 43°08'55" E 386.10 feet; thence S 28°29'27" E  
 226.91 feet; thence S 35°24'02" E 432.98 feet; thence N 69°33'31" W 446.21 feet; thence  
 N 58°28'31" W 641.86 feet to the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 23, Township 58 North,  
 Range 85 West of the 6th P.M., Sheridan County, Wyoming.

WITNESS OUR hand S this 27 day of MARCH, 1979

J. Vernon States  
 J. Vernon States

Oriel A. States  
 Oriel A. States

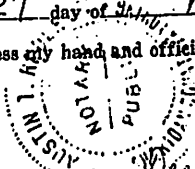
State of WYOMING } ss.  
 County of Sheridan

The foregoing instrument was acknowledged before me by J. Vernon States and Oriel

A. States, husband and wife

this 27 day of MARCH, 1979

Witness my hand and official seal.



Austin J. Keable  
 Signature  
 Notary Public  
 Title of Officer

My Commission Expires: December 1, 1979