

RECORDED NOVEMBER 14, 1979 BK 244 PG 217 NO. 778571 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

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 to create
an estate by the entireties.

grantee S., whose address is Kirby Star Route, 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:

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 $\frac{1}{2}$ 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" West 1578.0 feet along the East line of said Section 23 to a point of beginning, thence S. 39°13'19" West, 475.07 feet, thence S. 22°59'44" West 79.66 feet; thence S. 42°36'51" West 892.60 feet; thence S. 06°40'59" West 269.64 feet; thence S. 43°08'55" West, 386.10 feet; thence S. 28°29'27" West, 226.91 feet; thence S. 35°24'02" West, 432.98 feet; thence N. 68°33'31" West, 446.21 feet; thence N. 58°28'31" West 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 16th day of October, 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 16th day of October, 1979.

Witness my hand and official seal.

William A. Reile
Signature

Title of Officer

My Commission Expires: March 24-1982