

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

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. Ralle
Signature

Title of Officer

My Commission Expires: March 24-1982

RECORDED APRIL 14, 1987 BK 310 PG 113 NO.981442 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

HARRY TAVEGIA, a single person, GRANTOR, of Weston County, State of Wyoming, for and in consideration of Ten Dollars and other 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 entirety, whose address is 814 Ash Creek Road, 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:

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 the South & Corner of said Section 14;

Thence North a distance of 279.85 feet to an existing fence line; thence following the existing fence, N. 77° 48' 10" W. a distance of 93.4 feet; thence S. 86° 39' 50" W. a distance of 339.8 feet; thence N. 47° 38' 30" W. a distance of 189.95 feet; thence N. 71° 56' W. a distance of 100.85 feet to a point on the Wyoming - Montana Boundary; thence leaving the fence line and continuing along the Wyoming - Montana Boundary, S. 86° 12' W. a distance of 189.25 feet to Milepost No. 198; thence along the Wyoming - Montana Boundary, N. 85° 16' W. a distance of 75.55 feet; thence leaving the Wyoming - Montana Boundary, S. 0° 08' W. a distance of 446.43 feet; thence N. 89° 09' E. a distance of 931.95 feet to the point of beginning.

Said tract of land containing 7.67 acres, more or less.

Parcel 2

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

Section 23: E $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$

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

Also including all water, water rights, springs and reservoirs found thereon or appurtenant thereunto.

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SUBJECT TO all rights of ways, easements
and reservations of record.

A plat reflecting the actual description of
the 7.67 acre tract is attached hereto, marked
Exhibit "A" and by reference thereto made a
part hereof.

The actual consideration for this conveyance is
a conveyance by the above named Grantees to the
above named Grantor of certain land situate in
Weston County, Wyoming.

WITNESS my hand this 14th day of April, 1987

Harry Tavegia
Harry Tavegia

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me by Harry Tavegia, a single person, this 14th day of
April, 1987.

William D. Radtke
Notary Public

My Commission expires:

March 24-1990



SCALE: 1" = 200'

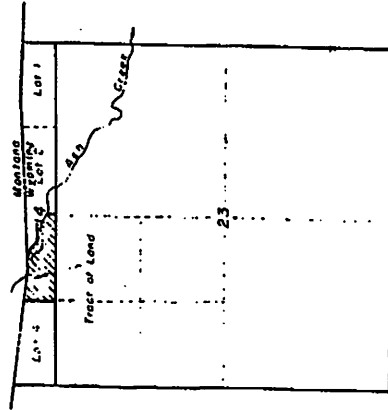


State of Wyoming } ss
County of Sheridan

¹ David L. Randall, of Sheridan, Wyoming, hereby certifies that this plot 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 U.S. - David J. Randall.

SCALE: 1" = 2000'



T 58 N R 85 W



PLAT
shcwimg

SURVEY of a TRACT of LAND

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

RAY BAKER
814 ASH CREEK
SHERIDAN, WYOMING

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 WALTER R. BAKER and PATRICIA ANN BAKER, husband and wife, grantees, whose address is 814 Ashcreek Road, Sheridan, Wyoming, 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 14: Lot 2

Section 14: Lot 3, excepting therefrom the following tract, to-wit:

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 Quarter 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.

Which was conveyed by Grantors to Herbert H. Morgan by Warranty Deed dated April 28, 1987.

Section 23: W1/2NE1/4

Also a tract of land being a portion of Lot 1, Section 14 and a portion of the NE1/4NE1/4 of Section 23, all in Township 58 North, Range 85 West, Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at Mile post No. 198-1/2 on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary S 86° 12' W a distance of 463.22 feet; thence leaving the

Wyoming-Montana Boundary; South a distance of 552.27 feet; thence S 0°03' W a distance of 768.9 feet; thence N 89°18'30" E a distance of 330.0 feet; thence S 58°39'10" E a distance of 352.8 feet to an existing fence; thence following an existing fence for the following courses and distances; N 35°43'20" a distance of 179.25 feet; thence N 45°58' W a distance of 446.3 feet; thence N 4°34'20" W a distance of 187.36 feet; thence N 7°37'25" W a distance of 285.77 feet; thence N 24°45'40" E a distance of 657.75 feet to a point on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary N 87°15' W a distance of 175.05 feet to the point of beginning.

Said tract containing 15.38 acres, more or less.

Together with all improvements situate thereon and all water, water rights, ditches, ditch rights, reservoirs and reservoir rights appurtenant thereunto.

WITNESS our hands this 20th day of January, 1989.

J. Vernon States
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 20th day of January, 1989.

Witness my hand and official seal.

William D. Redle
Notary Public



My Commission Expires: March 24-1990

RECORDED MARCH 28, 2002 BK 432 PG 470 NO 403886 AUDREY KOLTISKA, COUNTY CLERK

WARRANTY DEED

J. Vernon States, Trustee of the J. Vernon States Revocable Trust dated June 30, 1998, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), Walter R. Baker and Patricia Ann Baker, husband and wife, as tenants by the entirety, whose address is 814 Ash CREEK - 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:

West One-half (1/2) of the West One-half (1/2) of Section 24, T58N, R85W, 6th P.M., County of Sheridan, State of Wyoming.

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 28 day of March, 2002.

**J. Vernon States Revocable Trust
dated June 30, 1998**

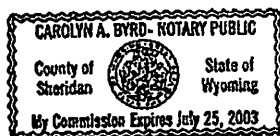
By:

J. Vernon States
J. Vernon States, Trustee

State of Wyoming)
)ss
County of Sheridan)

On this 28th day of March, 2002, before me personally appeared J. Vernon States, to me personally known, who, being by me duly sworn, did say that he is the Trustee of the J. Vernon States Revocable Trust dated June 30, 1998, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires 7-25-03