

RECORDED FEBRUARY 19, 1965 BK 148 PG 489 NO. 501445 B. B. HUME, COUNTY CLERK 489

WARRANTY DEED

ALLEN O. FORDYCE and MARIAN R. FORDYCE, 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

DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO GILBERT VALDEZ and

ROSE VALDEZ, husband and wife, it being the intention to create an

Estate by the Entireties.

grantee S., of Sheridan

County and State of 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:

A tract of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the Southwest corner of said Section 9, thence North 0° 11' East, 1015.5 feet to a point, said point also being located in the center of the county road to Big Horn; thence South 89° 49' East, 1320 feet to a point, said point also being on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 0° 11' West 1020 feet to a point, said point being the Southeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 89° 39' West 1320 feet to the point of beginning, said tract containing 30.8 acres, more or less, together with all improvements situate thereon and all water, water rights, ditches and ditch rights appertaining thereunto.

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

WITNESS their hand S. this 16 day of February, 19 65.

Revenue Stamps: \$12.65 Initial N. M.
Dated: 2/19/65

THE STATE OF WYOMING,

County of Sheridan

ss.

On this 16 day of February, 1965, before me personally appeared

ALLEN O. FORDYCE and MARIAN R. FORDYCE, husband and wife,

to be known to be the person S. described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires on the

day of

A. D., 1966