

WARRANTY DEED

a single person
DOUGLAS K. MINICK, Grantor, for and in consideration of Ten Dollars and other good and valuable considerations, in hand paid, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to WARREN N. PEARCE and MARY F. PEARCE, Husband and Wife as tenants by the entireties with right of survivorship and not as tenants in common, 8136 South Steele Street, Littleton, Colorado 80122, Grantees, the following described real estate, situate in Sheridan County and the State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of said State, to-wit:

TOWNSHIP 57 NORTH RANGE 85 WEST, 6th P.M., SHERIDAN COUNTY, WYOMING

Section 30: SE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 32: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$

Also, that portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 30; and the SW $\frac{1}{4}$ of Section 29 lying south of the following described line:

Beginning at a fenceline on the approximate north-south centerline of said Section 30, said point being N39°56'36"W, 4299.17 feet from the southeast corner of said Section 30; thence N89°36'43"E, 1535.96 feet to a point; thence S54°15'07"E, 3472.96 feet to a point; thence S66°01'34"E, 1173.44 feet to a point on a fenceline at the approximate north-south centerline of said Section 29, said point being N73°17'10"E, 2784.19 feet from said southeast corner of said Section 30.

Also, that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, T57N R85W; and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, T57N R86W, lying north of the following described line:

Beginning at a point on the centerline of the Wolf Creek County Road, said point being N29°24'59"W, 2779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road S63°13'02"E, 108.77 feet to a point; thence along said centerline S39°28'39"E, 539.53 feet to a point; thence along said centerline S29°08'42"E, 209.43 feet to a point; thence along said centerline S52°13'55"E, 93.84 feet to a point; thence along said centerline S75°41'03"E, 230.83 feet to a point; thence along said centerline N76°14'44"E, 367.59 feet to a point; thence along said centerline N85°37'53"E, 376.52 feet to a point; thence along said centerline S88°34'01"E, 470.14 feet to a point; thence leaving said centerline N02°12'39"E, 146.26 feet to a point; thence N83°28'08"E, 130.32 feet to a point; thence S78°58'41"E, 354.00 feet to a point; thence S08°18'44"W, 171.65 feet to a point; thence S85°58'13"E, 109.70 feet to a point; thence S40°45'45"E, 132.86 feet to a point; thence S06°27'59"W, 261.36 feet to a fence corner at the approximate southeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 30; said point being N44°38'31"E, 1852.50 feet from said southeast corner of Section 25,

Total acreage is 460 acres more or less.

Basis of bearings is Wyoming State Plane

Acreage is based on record acreage for quarter quarter corner sections and existing fencelines for those portions. Acreage may change if a future survey is executed to the deed lines.

The foregoing includes all water and water rights, water stock and stock in Ditch companies, ditches and ditch rights and all metallic and non-metallic minerals and mineral fuels of every kind and nature and solar rights appertaining or belonging or appurtenant to the above and foregoing described real estate, belonging to grantor.

SUBJECT, HOWEVER, to the following:

1. Right of way easement as granted to Sheridan County Electric Company for an electric transmission line and incidental purposes across subject property as contained in instrument recorded January 30, 1947 in Book 65 of Deeds, Page 453;
2. Right of way easement as granted to Montana-Dakota Utilities Company for an electric transmission line and incidental purposes across the E½SE¼ of Section 25, Township 57 North, Range 86 West, 6th P.M., as contained in instrument recorded May 11, 1962 in Book 136 of Deeds, Page 268;
3. The rights of the public or others to the Wolfe Creek Road established March 5, 1907 in Book 4 of Commissioners Records, Page 140, for road and incidental purposes along the boundary of subject property;
4. Fence Line Agreement by and between Charles P. Kane and Arlene H. Kane, Husband and Wife, and DOUGLAS K. MINICK, across subject property as contained in instrument recorded July 11, 1983 in Book 276 of Deeds, Page 351.

DATED this 6th day of February, 1984.

Douglas K. Minick
DOUGLAS K. MINICK, Grantor

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STATE OF WYOMING)
COUNTY OF SHERIDAN) SS.

The foregoing instrument was acknowledged before me by
DOUGLAS K. MINICK, a single person, this 6th day of
February, 1984.

-----Witness my hand and Official Seal.



My Commission expires:

May 11, 1987


NOTARY PUBLIC