

RECORDED JUNE 6, 1989 BK 327 PG 332 NO 33687 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

MERLE H. SHREVE, a widow, Grantor, of Sheridan County, and State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00+) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO WARREN N. PEARCE and MARY F. PEARCE, husband and wife, Grantee, whose address is P. O. Box 508, Ranchester, Wyoming, 82839, 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 lying in the W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 30, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said parcel described as follows:

Beginning at a fence corner on the approximate east line of said W $\frac{1}{2}$ SW $\frac{1}{4}$, said point being N. 47°04'42" E., 1799.62 feet from the southwest corner of said Section 30; thence N. 09°46'32" W., 94.50 feet along a fence line (per Book 276 of Deeds, Page 351); thence N. 06°27'46" E., 260.94 feet to a point; thence N. 40°45'45" W., 132.86 feet to a point; thence N. 85°58'13" W., 109.70 feet to a point; thence N. 08°18'44" E., 171.65 feet to a point; thence N. 78°58'41" W., 354.00 feet to a point; thence S. 83°28'08" W., 130.32 feet to a point; thence S. 02°12'39" W., 146.26 feet to a point; thence S. 01°52'12" W., 400.52 feet to a point; thence S. 33°24'16" W., 61.33 feet to a point; thence S. 66°36'07" E., 378.46 feet to a point; thence N. 68°18'54" E., 98.97 feet to a point; thence N. 83°34'53" E., 249.72 feet to the point of beginning.

Said parcel contains 9.22 acres, more or less.

Also, a right-of-way easement for ingress and egress to the above described land, described as follows:

A 40 foot wide access easement lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 57 North, Range 86 West, and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, the centerline described as follows:
Beginning at a point on the centerline of the Wolf Creek County Road, said point being N. 29°24'59" W., 2779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road S. 63°13'02" E., 108.77 feet to a point; thence along said centerline S. 39°28'39"

E., 539.53 feet to a point; thence along said centerline S. 29°08'42" E., 209.43 feet to a point; thence along said centerline S. 52°13'55" E., 93.84 feet to a point; thence along said centerline S. 75°41'03" E., 230.83 feet to a point; thence along said centerline N. 76°14'44" E., 367.59 feet to a point; thence along said centerline N. 85°37'53" E., 376.52 feet to a point; thence along said centerline S. 88°34'01" E. 470.14 feet to a point; said point being N. 21°00'59" E., 1888.28 feet from said southeast corner of said Section 25.

TOGETHER WITH all improvements situate there on and all mineral rights and all wells, water rights, ditch rights or reservoir rights appurtenant thereto.

SUBJECT TO all reservations and restrictions of record.

WITNESS my hand this 24th day of June,
1989.

M. H. O. Shreve
MERLE H. SHREVE, a widow

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 24th day of June, 1989 by MERLE H. SHREVE, a widow, Grantor

WITNESS my hand and official seal.



Dorothy A. Nordstrom
Notary Public
My Commission Expires Aug. 16, 1989
My Commission expires: Aug. 26, 1989.