RECORDED MAY 23, 1988 BK 318 PG 539 NO. 8582 RONALD L. DAILEY, COUNTY CLERK

## WARRANTY DEED

JOSEPH LANCER FLETCHER, a single person, GRANTOR, 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, does hereby CONVEY and WARRANT to the GRANTEES, EDWARD J. LANG and JO M. LANG, husband and wife, it being the intention of the parties to create an estate by the entirety in the grantees, whose address is Po Boy and State by the continuous for 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 1/4 SW 1/4 of Section 3, Township 55 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of Section 10, Township 55 North, Range 85 West, 6th P.M.; thence proceeding N46°37'E, 1954.4 feet to the East-West line (dividing line) between the SE 1/4 SW 1/4 of Section 3, Township 55 North, Range 85 West, and the NE 1/4 SW 1/4 of Section 3, Township 55 North, Range 85 West; thence proceeding West to the northwest corner of the SW 1/4 SW 1/4 of Section 3, Township 55 North, Range 85 West; thence proceeding south to the point of beginning.

Together with a 30 foot wide access easement lying along and inside the northeasterly property line of Lot 5A of the Subdivision of Tract No. 5, Valley West Subdivision as recorded December 1, 1977 in Book 1 of Plats, page 198.

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

witness my hand this 2041 day of May, 1988.

Soseph Lancer Fletcher

STATE OF WYOMING )
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Joseph Lancer Fletcher, this <u>Jorn</u> day of May, 1988.

Witness my hand and official seal.

RHONDA J. BURRHART NOTARY PUBLIC Notary Nota