

RECORDED APRIL 20, 1979 BK 239 PG 375 NO. 762775 MARGARET LEWIS, COUNTY CLERK

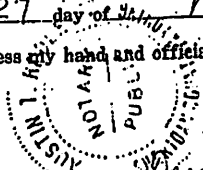
WARRANTY DEED

J. VERNON STATES and ORIEL A. STATES, husband and wifegrantors, of Sheridan County, and State
of Wyoming, for and in consideration of One Dollar and other good
and valuable consideration-----XXXXXXin 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 of the parties
to create an estate by the entireties in the grantees.grantee, whose address is Kirby Star Route, Sheridan, Wyoming 82801
Box 52 Athe 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" W 1578.00 feet
along the East line of said Section 23 to a point of beginning, thence S 39°13'19" E
475.07 feet; thence S. 22°59'44" E 79.66 feet; thence S 42°36'51" E 892.60 feet; thence
S 06°40'59" E 269.64 feet; thence S 43°08'55" E 386.10 feet; thence S 28°29'27" E
226.91 feet; thence S 35°24'02" E 432.98 feet; thence N 69°33'31" W 446.21 feet; thence
N 58°28'31" W 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 & this 27 day of MARCH, 1979.J. Vernon States
J. Vernon StatesOriel A. States
Oriel A. StatesState of WYOMING ss.
County of SheridanThe foregoing instrument was acknowledged before me by J. Vernon States and OrielA. States, husband and wifethis 27 day of MARCH, 1979.

Witness my hand and official seal.

Arvid J. Kelle
Notary PublicSignature
Title of OfficerMy Commission Expires December 1, 1979

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