

184

RECORDED SEPTEMBER 24, 1997 BK 388 PG 184 NO 266674 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

For value received, W. CAMERON FORBES, a married man dealing in his sole and separate property, ("Grantor") conveys to CAROLYN M. COOLIDGE, a single person, whose address is P.O. Box 702, Sheridan, WY, 82801, ("Grantee"), the following described land situate in Sheridan County, Wyoming, releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

A tract of land situated in the S½NW¼, and the SW¼NE¼ of Section 23, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the west quarter corner of said Section 23; thence N89°25'51"E, 278.45 feet along the south line of said S½NW¼ to a point, said point lying on the centerline of Beaver Creek Road (AKA County Road No. 87) and the easterly line of a tract of land described in Book 294 of Deeds, Page 266; thence N02°21'05"W, 97.31 feet along said centerline and easterly line to a point; thence, N11°20'16"W, 798.05 feet along said centerline and easterly line to a point; thence, leaving said centerline, S70°01'15"E, 268.41 feet along said easterly line of said tract described in Book 294 of Deeds, Page 266 to a point; thence S64°37'05"E, 492.93 feet along said easterly line to a point; thence N61°51'26"E, 198.12 feet along said easterly line to a point; thence N77°13'43"E, 603.61 feet along said easterly line to a point; thence leaving said easterly line, N81°17'29"E, 192.23 feet to a point; thence S18°01'03"E, 30.00 feet to a point; thence N71°58'37"E, 130.22 feet to a point, said point lying on a fence line; thence N51°17'43"E, 309.15 feet along said fence line to a point; thence S87°51'39"E, 250.18 feet along said fence line to a point; thence N74°14'37"E, 276.83 feet along said fence line to a point; thence S68°01'54"E, 130.18 feet along said fence line to a point; thence, leaving said fence line, N89°26'12"E, 344.92 feet to a point; thence N80°54'04"E, 675.53 feet to a point; thence S01°05'36"E, 936.18 feet to a point; said point lying on a fence line; thence S80°25'41"W, 1016.91 feet along said fence line to a point; thence S03°13'44"E, 37.49 feet along said fence line to a point, said point lying on the south line of said SW¼NE¼; thence, leaving said fence line, S89°25'51"W, 2532.13 feet along said south line of the SW¼NE¼ and said south line of the S½NW¼ to the POINT OF BEGINNING,

Said tract contains 71.01 Acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Together with all improvements thereon, in their present condition.

Subject to all covenants, restrictions, rights of way, easements, exceptions, reservations, local improvement districts, and rights of record and subject to any discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to applicable building and zoning regulations and subdivision laws.

DATED this 23rd day of September, 1997.

W. Cameron Forbes
W. CAMERON FORBES

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing instrument was subscribed and sworn to before me by W.
CAMERON FORBES, this 23rd day of September, 1997.

Witness my hand and official seal.

Marjorie L. Carter
Notary Public

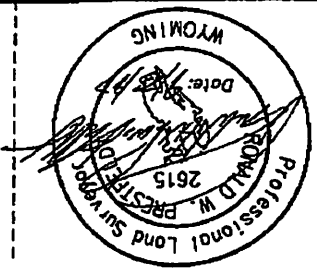
My Commission expires: 9-7-98



186

NOTE: BEARINGS IN WYOMING STATE PLANE (EAST CENTRAL ZONE).
 ROTARY BEARINGS 02°00' COUNTER CLOCKWISE FOR RECORD.

- LEGEND**
- SET 1-1/2" ALUMINUM CAP ON 5/8" REBAR FOR WITNESS CORNER PER LS 2615
 - SET 3-1/4" ALUMINUM CAP ON 30" ROD PER LS 2615
 - SET 1-1/2" ALUMINUM CAP ON 5/8" REBAR FOR NOT FOUND/NOT SET PER LS 2615
 - RD 181/2" ALUMINUM CAP PER LS 2615
 - RIGHT OF WAY LINE
 - PROPERTY LINE
 - CENTERLINE BEAVER CREEK COUNTRY ROAD/ACCESS EASEMENT
 - SECTION LINE
 - INTERIOR SECTION LINE
 - FENCE LINE



I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAN AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING
 COUNTY OF SHERMAN

SURVEYOR'S CERTIFICATE

FROM THE WEST QUARTER CORNER OF SECTION 23

TIE	BEARING	DISTANCE
TIE No. 1	N 63° 37' 35" E	613.78'
TIE No. 2	N 63° 19' 02" E	1816.12'
TIE No. 3	N 64° 19' 30" E	1819.09'
TIE No. 4	N 63° 31' 39" E	1954.57'
TIE No. 5	N 63° 05' 42" E	2208.19'

CURVE DATA-C1

CL	= 20.32'
CB	= 167° 25' 44" E
L	= 20.73'
R	= 30.00'
D	= 18° 35' 58"

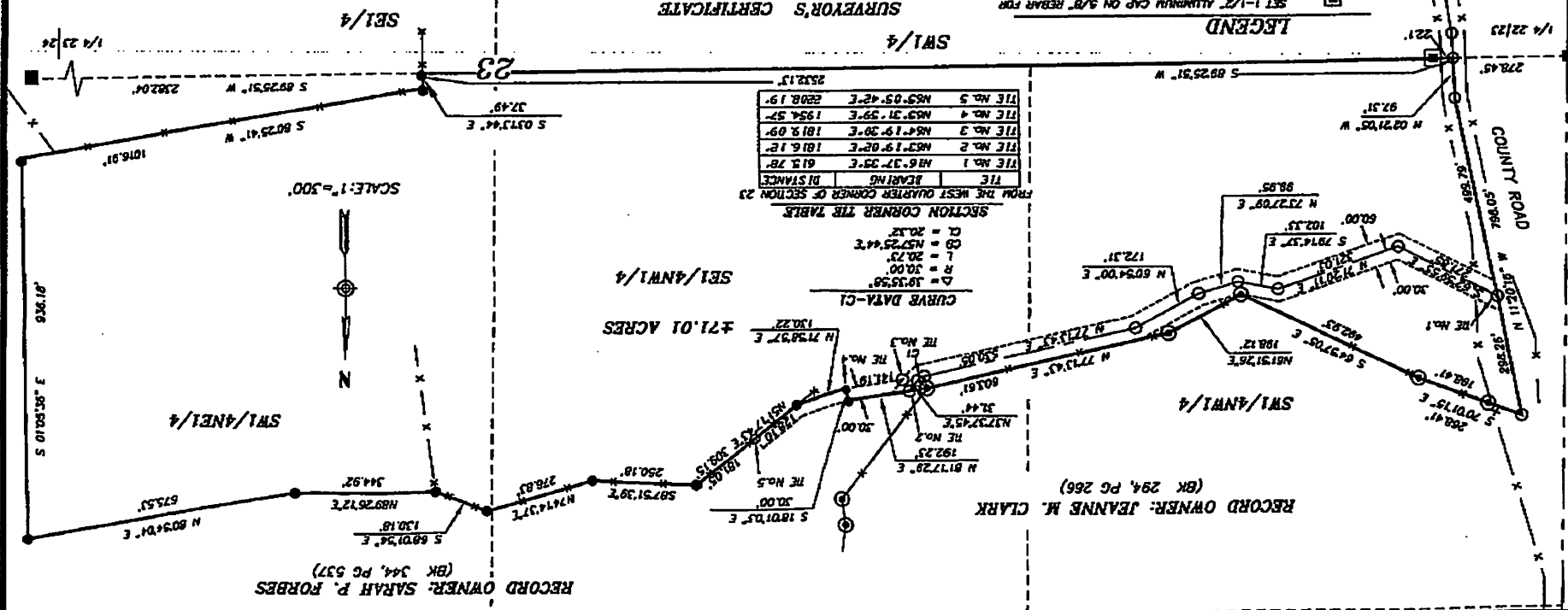
RECORD OF SURVEY

CLIENT: W. CAMERON FORBES
 LOCATION: S1/2NW1/4, SW1/4NE1/4, SECTION 23;
 T35N, R85W, 6TH P.M., SHERMAN COUNTY, WY.

PO BOX 1082
 SHERMAN, WY 82801
 307-673-7415
 FAX 674-5000

PRESTFELDT
 SURVEYING

JN-94017
 DF-9401708
 SEPT. 1, 1997



RECORDED OCTOBER 17, 1997 BK 388 PG 534 NO 268616 RONALD L. DAILY, COUNTY CLERK

WARRANTY DEED

JC Ranch, Inc., a Wyoming corporation, Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, conveys and warrants to Carolyn M. Coolidge, a Single Person, Grantee, of the County of Sheridan, State of Wyoming, the following described real estate:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 23, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 23; thence N89°25'51"E, 278.45 feet along the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the POINT OF BEGINNING, said point lying on the centerline of the Beaver Creek Road (AKA County Road No. 87); thence N89°25'51"E, 1859.97 feet along said north line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the north line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ to a point; thence S01°18'51"E, 2325.01 feet to a point, said point being four hundred (400) feet north of the south line of said Section 23; thence, four hundred (400) feet north of and parallel to said south line, S89°57'15"W, 756.92 feet to a point, said point being one hundred fifty(150) feet east of the west line of said E $\frac{1}{2}$ SW $\frac{1}{4}$; thence, one hundred fifty (150) feet east of and parallel to said west line, N00°48'47"E, 1109.29 feet to a point, said point being north one hundred fifty (150) feet from the south line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence, one hundred fifty (150) feet north of and parallel to said south line, S89°41'34"W, 1278.52 feet to a point, said point lying on said centerline of the Beaver Creek Road (AKA County Road No. 87); thence N06°48'25"E, 494.36 feet along said centerline to a point; thence N09°56'58"E, 474.72 feet along said centerline to a point; thence N09°43'46"W, 187.08 feet along said centerline to a point; thence N02°21'05"W, 61.41 feet along said centerline to the POINT OF BEGINNING.

Said tract contains 71.60 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Together with: (1) All improvements, fixtures, easements and other appurtenances currently on the premises; (2) All of Sellers' right, title, and interest in and to the mineral rights appurtenant to the Property; (3) All of Sellers' right, title and interest in the water rights beneficially used on or appurtenant to the Real Property, including all direct flow rights, ditches and ditch rights, and similar rights; and (4) all existing irrigation water systems.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 17th day of October, 1997.

JC RANCH, INC.,

By: Jay Michael Connell
Mike Connell, President

STATE OF WYOMING)

COUNTY OF SHERIDAN)

: ss

The foregoing Warranty Deed was acknowledged before me this 17th day of October, 1997, by Mike Connell, as President of JC Ranch, Inc., a Wyoming corporation.

WITNESS my hand and official seal.



Joann M. Bergstrom
Notary Public

My commission expires:

3-14-98