

RECORDED AUGUST 17, 1983 BK 277 PG 476 NO. 880032 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

LOUISE L. DeJARNETT, a widow

grantor, of Sheridan County, and State of Wyoming,

for and in consideration of Ten Dollars and other good and valuable consideration--- DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO OSCAR I. ROJO and SALLY J. ROJO, husband and wife, it being the intention to create an estate by the entireties

grantee(s), whose address is P.O. Box 443

Big Horn, WY 82833

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:

See Exhibit "A" which is attached hereto and by reference thereto made a part hereof.

WITNESS her hand this 8th day of July, 1983.

Louise L. DeJarnett

State of WYOMING
County of SHERIDAN } ss.

The foregoing instrument was acknowledged before me by LOUISE L. DeJARNETT,

a widow

this 8th day of July, 1983.

Witness my hand and official seal.

*William L. Riddle*Signature
Notary Public
Title of Officer

My Commission Expires: March 24, 1986

EXHIBIT "A"

A tract of land situate in the NW 1/4 of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, to-wit:

Commencing at a point which is South 83°48'10" East a distance of 312.83 feet from the NW Corner of Section 4, in Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming; thence North 89°35'22" East a distance of 1014.30 feet to the Centerline of Highway FAS 1703; thence South 0°42'18" East along the Centerline of Highway FAS 1703 for a distance of 797.21 feet; thence South 82° West for a distance of 106.29 feet; thence South 12°30' West for a distance of 224.0 feet; thence South 68°30' West for a distance of 394.0 feet; thence North 17°30' East for a distance of 43.83 feet; thence North 68°54'47" West for a distance of 553.04 feet; thence North 0°03'30" West for a distance of 927.03 feet to the point of beginning, said tract containing 23.9832 acres.

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging.

EXCEPTING AND RESERVING to the Grantor and to her heirs and assigns, one-half of all coal, oil, gas and other minerals and fissionable materials, presently owned by Grantor, contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for or mining the said coal, 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 a non-exclusive easement for ingress and egress to said premises described as follows:

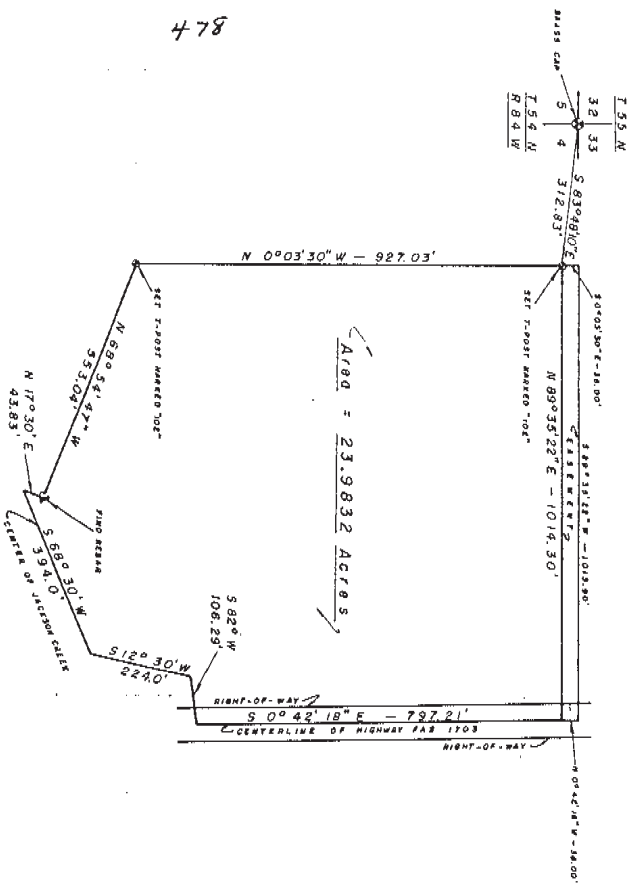
Beginning at a point which is South 83°48'10" East a distance of 312.83 feet from the NW Corner of Section 4, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; thence North 89°35'22" East a distance of 1014.30 feet; thence North 0°42'18" West a distance of 36.00 feet; thence South 89°35'22" West a distance of 1013.90 feet; thence South 0°03'30" East a distance of 36.00 feet to the point of beginning.

RESERVING, HOWEVER, to the Grantor and to her heirs, assigns and successors in interest, the right to continue to use the tract of land embraced in said Easement, subject to the right herein granted to Grantees.

A Plat reflecting the location of said lands is attached hereto and by reference thereto made a part hereof.

DETAIL

SCALE: 1"=300'



CERTIFICATE OF SURVEYOR

State of Wyoming } ss
County of Sheridan

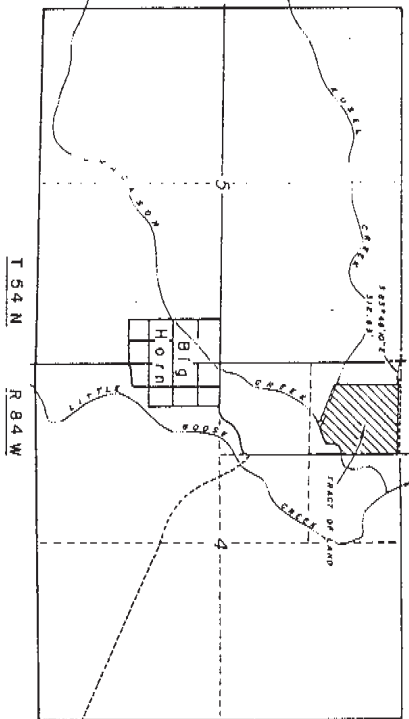
I, Carl R. Ostund, of Sheridan, Wyoming, hereby certify that this plat was made from notes of an actual survey made by me on June 24th, 1983, from records on file in the County Clerk's Office, Sheridan, and from a map of record made by Plich Engineering. This plat correctly represents all the data shown hereon.

Registration No. 102 L.S.

Carl R. Ostund

LOCATION

SCALE: 1"=2000'



PLAT

showing
SURVEY of a TRACT of LAND
in the

NW 4 NW 4 (LOT 4) of SECTION 4, T 54 N, R 84 W
SHERIDAN COUNTY, WYOMING

for

Mrs. Louise L. DeJarnett

1941 ALDERSON AVENUE
BILLINGS, MONTANA