

RECORDED MARCH 27, 1984 BK 284 PG 34 NO 897512 MARGARET LEWIS COUNTY CLERK

WARRANTY DEED

DEAN G. FOX, a/k/a Dean Fox, and PATRICIA E. FOX, a/k/a Patricia Fox, husband and wife, Grantors, of Sheridan County and State of Wyoming, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to MONTANA-DAKOTA UTILITIES CO., a Delaware Corporation, Grantee, whose address is 400 North Fourth Street, Bismarck, North Dakota 58501, 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 in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located N 89°57'14" W, 1661.71 feet and North, 30.00 feet from the southeast corner of said Section 17; thence North, 10.42 feet; thence N 46°32'57" W, 489.96 feet; thence N 44°45'26" W, 497.37 feet; thence N 89°57'14" W, 473.96 feet; thence South, 700.00 feet to a point 30.00 feet North of the southerly line of said Section 17; thence parallel to said southerly line of Section 17, S 89°57'14" E, 1179.86 feet to the point of beginning. Said tract contains 13.29 acres, more or less.

Subject to all rights-of-way, easements, restrictions and reservations of record.

The Grantors hereby expressly reserve to themselves, their heirs, executors, administrators, personal representatives, transferees and assigns, a right-of-way for use in farming operations only across the 13.29 acre tract of land hereby conveyed for the purpose of laying, constructing and maintaining a private roadway over and across said 13.29 acres for ingress and egress from the County Road to lands owned by Grantors located in the SE $\frac{1}{4}$, E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming. The description of said right-of-way is described as follows, to-wit:

A thirty foot (30') wide strip of land, the Northeast boundary line of said strip being

the Northeast boundary line of said 13.29 acre tract of land and said right-of-way, commencing at the Southeast corner of said 13.29 acre tract of land and proceeding in a Northwesterly direction along the Northeast boundary line of said 13.29 acre tract of land to the Northeast corner of said 13.29 acre tract of land. The Grantors and their successors in interest shall care for any damages that may result to the servient tract above described in the laying, construction and maintaining of said roadway.

Reserving and excepting to the Grantors, all coal, oil, gas and other minerals and fissionable materials, and other minerals of every kind and character, presently owned by said Grantors, contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for, exploring and 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 and provided further that the top 50 feet of the surface shall not be disturbed in exercising this reservation.

It is expressly understood by the parties hereto that no right is reserved by the Grantors for entry into electrical substations.

Grantors, with the approval of Grantee, expressly reserve all water, water rights, and all reservoir rights which might appertain to the land being conveyed.

A plat reflecting the location of said 13.29 acres is attached hereto, marked Exhibit "A" and by reference made a part hereof.

WITNESS their hands this 16 day of December, 1983.

Dean G. Fox
DEAN G. FOX, a/k/a Dean Fox


Patricia B. Fox
PATRICIA B. FOX, a/k/a Patricia Fox

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by DEAN G. FOX, a/k/a Dean Fox, and PATRICIA B. FOX, a/k/a Patricia Fox, this 16 day of December, 1983.

WITNESS my hand and official seal.

My Comm. Expires: Dec. 1, 1987



Austin F. Redd
Notary Public

EXHIBIT "A"

