

RECORDED JANUARY 14, 1964 BK 144 PG327 NO. 486955 B. B. HOME COUNTY CLERK 327

## WARRANTY DEED

ELEANOR P. GREGG, a widow

grantor, of Sheridan  
Wyoming County, and State  
 of \_\_\_\_\_, for and in consideration of \_\_\_\_\_

One Dollar and other good and valuable consideration ----- DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO MIKE D. JANICH and  
GLADYS O. JANICH, husband and wife, it being the intention to create  
an estate by the entireties

grantee<sup>s</sup>, of Sheridan County and State of Wyoming

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 situated in the SW $\frac{1}{4}$  (Lot "Y" of the Guy Wood Ranch, a Subdivision) and in the SE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of Section 32, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows: Beginning at a point on the Northeasterly right of way line of the Municipal Golf Course Road, said point being located West 555 feet and thence South 27°30' East 835 feet from the Northeast corner of the SW $\frac{1}{4}$  of said Section 32; thence South 27°30' East along the Northeasterly line of said road, a distance of 513 feet, thence South 19°34' East along the Northeasterly line of said Road, a distance of 454.5 feet to the point of intersection of the Northerly right of way line of the Wyoming State Secondary Highway, thence North 66°01' East along the Northerly line of said Highway, a distance of 260.7 feet to a point, thence North 61°10' East along the Northerly line of said Highway, a distance of 72.7 feet to a point, thence North 27°30' West 1006 feet to a point, and thence South 62°30' West 270 feet to the point of beginning, containing 6.1 acres, more or less, together with all improvements situate thereon and all water, water rights, ditches and ditch rights belonging thereunto, subject to all rights of way and easements of record.

ALSO INCLUDING an easement and right of way across that portion of the SW $\frac{1}{4}$  of said Section 32, Township 56 North, Range 84 West lying Easterly of the Municipal Golf Course Road for the purpose of laying, maintaining, repairing and removing a water line to enable Grantees and their successors in interest to bring water from the main water line of the City of Sheridan, Wyoming to the tract of land hereinabove described; together with the rights of ingress and egress to and from said lines for the purpose aforesaid, provided that Grantees and their successors in interest shall care for any damages that may result to the servient tract while maintaining, repairing or removing said water line.

WITNESS my hand this 13 day of January, 1964.

Revenue Stamps

Dated - 1-14-64

Initials - N. M.

Amount - \$2.75

THE STATE OF WYOMING,

County of Sheridan } ss.

On this 13 day of January, 1964, before me personally appeared

ELEANOR P. GREGG, a widow

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she  
 executed the same as her free act and deed.

William LeRode  
 Notary Public

My commission expires on the 24th day of March, A. D., 1966