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RECORDED AUGUST 17, 1972 BK 188 PG 536 NO 612329 B B HUME, COUNTY CLERK

WARRANTY DEED

CHARLES L. MARSHALL and BETTY MARIE MARSHALL,  
husband and wife, Grantors, of Sheridan County, and State  
of Wyoming, for and in consideration of Ten Dollars (\$10.00)  
and other good and valuable consideration, in hand paid,  
receipt whereof is hereby acknowledged, CONVEY AND WARRANT  
TO HAROLD W. MORTENSEN and MARJORIE O. MORTENSEN, husband  
and wife, as tenants by the entireties, Grantees, of Sheridan  
County, and State of Wyoming, the following described real  
estate, situate in Sheridan County, Wyoming 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 NW $\frac{1}{4}$  of  
Section 23, Township 55 North, Range 84  
West of the Sixth Principal Meridian,  
Sheridan County, Wyoming, described as  
follows:

Beginning at a point located N. 7° 46' E.,  
1273 feet from the Southwest Corner of  
the SE $\frac{1}{4}$  of said Section 23 (said point  
being located 15 feet West of a concrete  
lined irrigation ditch), thence parallel  
to and 15 feet West of said ditch N. 18°  
56' E., 86.6 feet; thence N. 28° 53' E.,  
297.1 feet; thence N. 15° 04' E., 795.5  
feet; thence N. 2° 56' W., 367.8 feet  
to a point on the North line of said Section  
23 (said point also being located 15 feet  
West of said ditch); thence N. 89° 34' W.  
along said North Boundary 406.75 feet;  
thence S. 5° 52' E., 503.4 feet to a point;  
thence N. 89° 34' W., 65.84 feet; thence  
S. 4° 22' W., 62.58 feet; thence N. 89° 34'  
W., 400.87 feet; thence N. 44° 37' W., 119.81  
feet to a point in Little Goose Creek; thence  
S. 31° 38' W., 260.4 feet to a point in said  
Creek; thence S. 19° 33' W., 738 feet to a  
point in an access road; thence along said  
access road S. 83° 36' E., 345 feet; thence  
N. 61° 03' E., 369 feet; thence S. 38° 13' E.,  
298 feet; thence N. 86° 52' E., 84.8 feet to  
the point of beginning, said tract containing  
23.73 acres, more or less.

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

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

EXCEPTING AND RESERVING to the Grantors and to their heirs and assigns, one-half of all coal, oil, gas and other minerals and fissionable materials, presently owned by Grantors, 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 EXCEPTING AND RESERVING a roadway easement 20 feet in width along the Southerly Boundary of the above described tract, said access road right-of-way lying 20 feet left of the following described line:

Beginning at the Southwest Corner of the above described tract; thence S. 83° 36' E., 345 feet; thence N. 61° 03' E., 369 feet; thence S. 38° 13' E., 298 feet; thence N. 86° 52' E., 84.8 feet to the Southeast Corner of said tract, said right-of-way containing 0.5 acres, more or less.

ALSO, INCLUDING, HOWEVER, an access road right-of-way to be used as a means of ingress and egress from U. S. Highway 87 to the above described 23.73 acre tract, said road right-of-way being 40 feet in width and lying 40 feet to the left of the following described line:

Beginning at the Northwestern Corner of the above described tract, thence N. 89° 34' W., 703 feet, more or less, to the Easterly right-of-way line of U. S. Highway 87.

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ALSO INCLUDING an access road right-of-way to be used as a means of ingress and egress from U. S. Highway 87 to the above described tract; said road right-of-way being 40 feet in width and the center line of which is described as follows:

Beginning at the Southwest Corner of said above described 23.7 acre tract; thence N. 58° 13' W., 354 feet; thence N. 76° 57' W., 216 feet, more or less, to the Easterly Boundary of U. S. Highway 87.

WITNESS their hands this 6th day of June, 1972.

Charles L. Marshall  
Charles L. Marshall

Betty Marie Marshall  
Betty Marie Marshall

STATE OF WYOMING     )  
                              : ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 6th day of June, 1972, by CHARLES L. MARSHALL and BETTY MARIE MARSHALL, husband and wife.

WITNESS my hand and official seal.

William D. Redle  
Notary Public



Commission expires: March 24-1974