

RECORDED FEBRUARY 21, 1975 BK 207 PG 292 NO 659410 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

ETHEL M. DEMPLE, a widow, Grantor of Sheridan County and State of Wyoming, for and in consideration of One Dollar and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO JOE E. PAULSEN and FLORENCE E. PAULSEN, husband and wife, it being the intention to create an estate by the entireties, Grantees 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 NW $\frac{1}{4}$ SW $\frac{1}{4}$  and SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 55 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located in a County Road said point being located North 52 feet from the West one quarter corner of said Section 11; thence North 762.2 feet to a point, thence North 81°49' East 595.5 feet to a point, thence South 12°18' East 975 feet to a point, thence South 89°41' East 48 feet to a point, thence South 13°05' East 771 feet to a point, thence North 89°41' West 811 feet to a point, thence North 882.9 feet to a point, thence South 80°39' West 220 feet, more or less to the point of beginning (said tract containing 26.8 acres, more or less)

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging, including 1/9th of a Share of Capital Stock of Big Goose and Beaver Ditch Company.

EXCEPTING AND RESERVING, HOWEVER, to the Grantor and to her heirs and assigns, 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 EXCEPTING AND RESERVING to the Grantor and to her heirs, assigns and successors in interest, an easement 30 feet in width which runs across said property to serve adjacent lands, the center line of said easement being described as follows: Beginning at a point located North 99 feet from the West one quarter corner of said Section 11, thence North 88°14' East 285 feet to a point, thence South 56°24' East 529 feet to a point, thence South 23°20' East 596 feet, thence South 81°14' East 62 feet to a point on the East boundary of the above tract.

SUBJECT ALSO to a water line from the City Water Main for domestic purposes to the dwelling of Louis D. Robinson, which is located on a tract of land lying adjacent to the above described property.

WITNESS her hand this 4th day of November, 1971.

Ethel M. Dimple

STATE OF WYOMING     )  
                                  ) SS  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 4th day of November, 1971, by ETHEL M. DEMPLE, a widow.

WITNESS my hand and Official Seal.



John H. L.  
Notary Public

My Commission expires: April 6, 1975