

WARRANTY DEED

CHARLES L. MARSHALL and BETTY MARIE MARSHALL,  
husband and wife, grantors, of Sheridan County, 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 CURTIS G.  
SALES and HELEN M. SALES, husband and wife, it being the  
intention to create an estate by the entireties, grantees,  
of Sheridan County, State of Wyoming, the following described  
real estate, situate in Sheridan County, 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 located in E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section  
22, and W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 23, Township 55 North,  
Range 84 West, Sheridan County, Wyoming, described  
as follows:

Beginning at a point located East, 19 feet  
and N. 9° 12' W., 830 feet from the East one  
Quarter corner of said Section 23, thence N. 0°  
28' W., 39.8 feet; thence N. 13° 30' E., 119.5  
feet; thence N. 88° 36' W., 29.2 feet; thence  
N. 14° 06' E., 164.7 feet; thence N. 51° 13' W.,  
140.6 feet to a point on the Easterly boundary  
of Highway No. 87; thence along said boundary  
N. 32° 16' E. 430 feet; thence leaving said  
boundary S. 76° 57' E., 216 feet; thence S. 58°  
13' E., 354 feet; thence S. 83° 36' E., 345 feet;  
thence S. 54° 02' E., 276 feet; thence S. 33° 56'  
E., 552 feet; thence S. 4° 04' W., 399.5 feet to  
a point in the center of Little Goose Creek, thence  
along said center of Little Goose Creek, S. 43° 27'  
W., 188.8 feet; thence N. 69° 09' W., 477 feet;  
thence N. 6° 30' W., 160 feet thence N. 74° 21' W.,  
675 feet; thence S. 84° 36' W., 161 feet to the  
point of beginning. (Said tract contains 24.0  
acres, more or less).

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



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

Excepting therefrom, a roadway easement 20 feet in width. Said roadway easement lying 20 feet to the right of the following described line, to-wit: Beginning at a point on the Easterly right-of-way line of Highway No. 87, said point being located North 187 and N. 32° 16' E., 93 feet from the Southwest corner of the NW $\frac{1}{4}$  of said Section 23; thence S. 76° 57' E., 216 feet; thence S. 58° 13' E., 354 feet; thence S. 83° 36' E., 345 feet; thence S. 54° 02' E., 776 feet; thence S. 33° 56' E., 352 feet to a point. (Said right of way contains 0.7 acres, more or less).

ALSO 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 said 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 reasonable compensated for any damage done thereto.

WITNESS their hands this 3 day of January,

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 3 day of January, 1972, by Charles L. Marshall and Betty Marie Marshall.

WITNESS my hand and official seal.



William D. Redle  
Notary Public

Subscribed: March 24-1974