

WARRANTY DEED

ROBERT A. STOUT and LYIA M. STOUT, husband and wife,
GRANTORS, of Sheridan County and State of Wyoming, for and in
consideration of the sum of Ten Dollars and other good and valuable
consideration, in hand paid, receipt whereof is hereby
acknowledged, CONVEY AND WARRANT TO MELVIN C. NEAL and GRACE F.
NEAL, husband and wife, it being the intention to create an estate
by the entailment, GRANTEES, whose address is P.O. Box 655,
Ranchester, Wyoming 82839, 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 situate in Lot 4 of Section 18 and Lot 1
of Section 19, Township 57 North, Range 85 West; and the
NE/4NE/4 of Section 24, Township 57 North, Range 86 West
of the 6th P.M., Sheridan County, Wyoming, more
particularly described as follows:

Beginning at a point which bears S.24°04'05"W., a
distance of 286.14 feet from the NE corner of said
Section 24, thence S.4°55'W., for a distance of 125.13
feet; thence S.19°52'07"E., for a distance of 232.8 feet
to a point on the North right-of-way line of Highway 14;
thence along said right-of-way line, N.57°11'E. for a
distance of 389.08 feet; thence leaving said North right-
of-way line N.5°41'50"E., for a distance of 325.32 feet;
thence N.62°57'20"E., for a distance of 49.14 feet;
thence N.13°21'55"E., for a distance of 198.48 feet;
thence N.81°51'10"W. for a distance of 200.07 feet;
thence S.23°07'W., for a distance of 108.00 feet; thence
S.39°32'15"W., for a distance of 434.94 feet to the point
less.

Together with all improvements situate thereon and all
water, water rights, ditches and ditch rights appurtenant
thereunto, and together with the right to repair,
maintain, alter and operate a water pipeline upon and
under a strip of land not-to-exceed 20 feet in width,
where the water line is presently located on the W/2 of
Lot 4, Section 18, Township 57 North, Range 85 West of
the 6th P.M., or Lot 1, Section 19, Township 57 North,
Range 85 West, of the 6th P.M., Sheridan County, Wyoming,
which easement will be more particularly described in a
notice of location to be filed by Grantees within one
year.

SUBJECT TO easements as follows:

- (1) Easement as granted to Mountain States Telephone and Telegraph Co. for the right of way for communication and other facilities and incidental purposes as contained in instrument recorded July 28, 1971 in Book 183 of Deeds, Page 39;
- (2) Easement as granted to Montana-Dakota Utilities Co. for the right of way for electric lines and other facilities and incidental purposes as contained in instrument recorded October 4, 1971 in Book 183 of Deeds, Page 542;
- (3) Easement as granted to the State Highway Commission of Wyoming as contained in instrument recorded December 13, 1972 in Book 191 of Deeds, Page 378;
- (4) Easement as granted to Mountain States Telephone and Telegraph Co. for the right of way for communication and other facilities and incidental purposes as contained in instrument recorded November 6, 1978 in Book 235 of Deeds, Page 394;
- (5) Easement as granted to Montana-Dakota Utilities Co. for the right of way for electric lines and other facilities and incidental purposes as contained in instrument recorded January 22, 1985 in Book 291 of Deeds, Page 133.

EXCEPTING AND RESERVING to the Grantors, and to their successors in interest, the right to install, repair, maintain, alter and operate a sewer line upon, over and under a strip of land adjoining U.S. Highway 14, said tract being described as follows:

A tract of land situated in Lot 1 of Section 19, Township 57 North, Range 85 West; and the NE/4NE/4 of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears S.4°33'55"W., a distance of 606.8 feet from the NE Corner of said Section 24, the point of beginning also lies on the North right-of-way line of Highway 14; thence N.57°11'E. along said right-of-way line for a distance of 389.08 feet; thence leaving said right-of-way line on a bearing of N.5°41'50"E., for a distance of 25.56 feet; thence S.57°11'W., for a distance of 400.4 feet; thence S.19°52'07"E., for a distance of 20.52 feet to the point of beginning.

WITNESS their hands this 26th day of February, 1993.

Robert A. Stout
Robert A. Stout
Lyla M. Stout
Lyla M. Stout



My Commission Expires: 6-18-96

Notary Public

Charles K. Kelly

WITNESS my hand and Official Seal.

26# The foregoing instrument was acknowledged before me this day of February, 1993, by ROBERT A. STOUT and LYLA M. STOUT, husband and wife.

STATE OF WYOMING)
COUNTY OF SHERIDAN)
SS)
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