

WARRANTY DEED

435

THIS INDENTURE, made the 24th day of October, 1958, by and between the IXL RANCH, INC., a corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Sheridan, the GRANTOR, and SEVEN UP RANCHES, INC., of the County of Sheridan, State of Wyoming, the GRANTEE,

WITNESSETH:

That the Grantor, for and in consideration of the sum of One and more Dollars in hand paid, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said Grantee, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

The South half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 23; the South half of the Northwest quarter and the North half of the Southwest quarter of Section 24, all in Township 56 North, Range 88 West of the Sixth Principal Meridian.

That part of the Southeast quarter of the Northeast quarter and East half of the Southeast quarter of Section 1 lying East of U. S. Highway 14; all those parts of the North half of the Northeast quarter and Northeast quarter of the Northwest quarter of Section 11 lying South of Tongue River, the South half of the Northeast quarter and the Southeast quarter of the Northwest quarter and all of the South half of Section 11; all that part of the Northeast quarter of Section 12 lying Easterly of U. S. Highway No. 14; all of Section 14; the North half of the North half, the South half of the Northwest quarter, the North half of the Southwest quarter, the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 23, all in Township 56 North, Range 87 West of the Sixth Principal Meridian.

The Southeast quarter of the Northwest quarter, and all those parts of Lots 3, 4 and 5 lying Easterly and Southeasterly of U. S. Highway No. 14 in Section 6 and Lots 1 and 2 of Section 7 all in Township 56 North, Range 86 West of the Sixth Principal Meridian.

All those parts of the Northeast quarter Southwest quarter and the South half of the Southwest quarter of Section 32, in Township 57 North, Range 86 West of the Sixth Principal Meridian lying Southeasterly of the State Highway, except twenty acres, more or less, described as "Fifth Reservation" in the Warranty Deed from Jack B. Milward and Evelyn Anne Milward, husband and wife, to William Henry Harrison and Mary Elizabeth Harrison dated January 3, 1938 and recorded in Book 43 of Deeds at Page 278 in the Office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming.

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

Also including a permanent right-of-way to enable Grantee to cross the Northwest quarter and that part of the Northeast quarter of Section 12 lying Westerly of U. S. Highway 14 to enable Grantee to have a way of ingress and egress from the Northeast quarter of Section 11, the East half of the Northeast quarter of Section 12.

436
Reserving, however, to the Grantor and to its successors and assigns one-half of all oil, gas and other minerals presently belonging to Grantor and contained in or underlying the above described land, together with the right to enter thereon for the purpose of drilling for or mining the said oil, gas and other minerals and the right to use so much of the surface as may be necessary for such purposes.

Also reserving to the Grantor a private right-of-way for itself and its ranch guests to enable the employees of the Grantor and said ranch guests to make use of the established trails presently found on the lands being conveyed by Grantor to Grantee and in the past used by said employees and ranch guests in connection with the operation of a dude ranch known as the "IXL Ranch."

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

(SEAL)

IXL RANCH, INC.

Attest:

By

Ray O. Bryan
President

Herbert S. Sargent
Secretary

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

On this 24th day of October, 1958, before me personally appeared RAY O. BRYAN to me personally known, who, being by me duly sworn, did say that he is the President of IXL RANCH, INC. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Ray O. Bryan acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 24 day of March, A. D. 1962.

Given under my hand and notarial seal this 24th day of October, A. D. 1958



William E. Redd

Notary Public

