

RECORDED NOVEMBER 10, 1972 BK 191 PG 17 NO 616511 B. B. HUME, COUNTY CLERK

WARRANTY DEED

HIDDEN HILLS DEVELOPMENT COMPANY, a Co-Partnership Grantor, of Sheridan County and 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 KEITH F. WARE and PATRICIA A. WARE, 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, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Township 55 North, Range 83 West, 6th P.M.

Section 19: S $\frac{1}{2}$ NE $\frac{1}{4}$

Section 19: A tract located in the N $\frac{1}{2}$ SE $\frac{1}{4}$ described as follows: Beginning at a point located South 89°30' West 819.7 feet from the East quarter corner of said Section 19; thence South 89°30' West 484.7 feet; thence South 41°54' East 257.2 feet; thence North 59°06' East 364.6 feet to the point of beginning, said tract containing 0.5 acres, more or less, together with all improvements situate thereon and all appurtenances thereunto belonging.

SUBJECT TO all easements, rights-of-way and prior reservations of record.

ALSO EXCEPTING AND RESERVING to the Grantor and its successors in interest, a road right-of-way 50 feet in width, the center line of which is described as follows:

Beginning at a point on the North boundary line of the above described tract, said point being located South 34°50' West 1602 feet from the Northeast Corner of said Section 19; thence South 23°37' East 231.9 feet; thence South 7°32' East 452.3 feet; thence South 21°10' West 575.4 feet; thence South 20°01' East 148.7 feet to a point.

(continued)

ALSO INCLUDING an easement for ingress and egress to the tract of land hereinabove conveyed, said easement being 50 feet in width, the center line of said access road being described as follows:

Beginning at a point on the Southerly right-of-way line of the main Hidden Hills Development Company access road, said point being North 70°02' West 1508.8 feet from the Southeast Corner of Section 18; Township 55 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming; thence South 4°29' East 197.9 feet to a point; thence South 18°19' East 272.5 feet to a point; thence South 50°35' East 309.8 feet to a point; thence South 28°30' East 255.5 feet to a point; thence South 21°19' West 277.2 feet to a point; thence South 0°27' East 378.1 feet to a point; thence South 23°37' East 345.7 feet to the point on the North boundary of the above described tract.

IN WITNESS WHEREOF, Hidden Hills Development Company, a Co-Partnership, has caused this Warranty Deed to be executed this 29TH day of October, 1972.

HIDDEN HILLS DEVELOPMENT COMPANY,
a Co-Partnership

By William J. Eisele
William J. Eisele
Jane Rice Woolston
Jane Rice Woolston

Attorneys-in-fact for said
Co-Partnership

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 29TH day of October, 1972, by WILLIAM J. EISELE and JANE RICE WOOLSTON, as Attorneys-in-fact for HIDDEN HILLS DEVELOPMENT COMPANY, a Co-Partnership.

WITNESS my hand and Official Seal.

Chas L. Galey
Notary Public

My Commission expires October 11, 1975

My Commission expires:

