

WARRANTY DEED

ROBERT C. MOLLER and BEATRICE T. MOLLER, husband and wife, Grantors 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 DON G. FITZPATRICK and WANDA W. FITZPATRICK, husband and wife, it being the intention of the parties to create an estate by the entireties in the grantees, 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 $S\frac{1}{2}SE\frac{1}{4}$ of Section 28, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located East 48.8 feet from the Northeast corner of said $SW\frac{1}{4}SE\frac{1}{4}$; thence South 206.5 feet to a point, thence N. $80^{\circ} 47' W.$ 244 feet to a point, thence North 167.4 feet to a point, thence East 240.6 feet to the point of beginning. (Said tract containing 1 acre, more or less).

Also a 30 foot wide road easement, the centerline of which is described as beginning at a point located on the East boundary of the above described tract, and said point being East 48.8 feet and South 178.7 feet from the Northeast corner of said $SW\frac{1}{4}SE\frac{1}{4}$, thence South $49^{\circ} 02' E.$ 498.1 feet, thence S. $67^{\circ} 25' E.$ 396.1 feet, thence S. $78^{\circ} 46' E.$ 276.7 feet to a point on the Westerly right of way line of a Secondary Highway. Together with all improvements situate thereon.

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There is also granted by Grantors to Grantees, their heirs, assigns and transferees an easement and the right of ingress and egress to a septic tank and leech field located on Grantors' lands located in the $3\frac{1}{2}$ SE $\frac{1}{4}$ of Section 28, Township 55 North, Range 84 West of 6th P.M. immediately South of the lands herein conveyed to Grantees, said septic tank and leech field being for the use and benefit of the improvements located on the land above described and herein conveyed to Grantees. So long as this easement thus granted continues, Grantees, their heirs, executors, administrators, successors, assigns and transferees bind and obligate themselves at their sole expense to maintain and keep said septic tank and leech field in good repair.

WITNESS our hands this 10th day of July, 1972.

Robert C. Moller
Robert C. Moller

Beatrice T. Moller
Beatrice T. Moller

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 10th day of July, 1972, by Robert C. Moller and Beatrice T. Moller, husband and wife.

Witness my hand and official seal.

J. E. Dowling
Notary Public



My Commission expires: May 27, 1975