

WARRANTY DEED

Larry S. Thomas and Marilyn K. Thomas, husband and wife, grantors, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Edward A. Viren and Donna L. Viren, husband and wife, as tenants by the entireties, with rights of survivorship, grantees, 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:

Township 58 North, Range 82 West, 6th P.M., Sheridan County, WY

Section 32: South $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

That portion of the East $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 32 lying south and west of a proposed fence line; said proposed fence line more particularly described as follows:

Beginning at a point on an east-west fence line and the approximate north line of said East $\frac{1}{2}$ SE $\frac{1}{4}$, said point being S89°30'37"W, 1288.65 feet from the east quarter corner of said Section 32; thence S02°02'54"W, 1240.85 feet along said proposed fence line to a point; thence S34°57'32"E, 1255.85 feet along said proposed fence line to a point; thence S41°00'29"E, 633.92 feet along said proposed fence line to a point on the approximate south line of said E $\frac{1}{2}$ SE $\frac{1}{4}$, said point being West, 220.77 feet from the southeast corner of said Section 32.

Township 57 North, Range 82 West, 6th P.M., Sheridan County, WY

Section 5: Lots 2, 3, and 4, South $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, North $\frac{1}{2}$ SW $\frac{1}{4}$

Section 6: Lot 1, South $\frac{1}{2}$ NE $\frac{1}{4}$, North $\frac{1}{2}$ SE $\frac{1}{4}$

Section 8: NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 9: W $\frac{1}{2}$ NW $\frac{1}{4}$, North $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

That portion of Lot 4, South $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 4, Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9; said portions lying west and south of an existing and proposed fence line; said fence lines more particularly described as follows:

Beginning at a point on the approximate north line of said Lot 1, of Section 5, said point being West, 220.77 feet from the northeast corner of said Section 5; thence S41°00'29"E, 762.67 feet along a proposed fence line to a point; thence S30°54'12"W, 388.74 feet along said proposed fence line to a point; thence S04°12'13"W, 1145.64 feet along said proposed fence line to a point; thence S73°59'22"E, 1049.52 feet along said proposed fence line to a point; thence S32°40'07"E, 917.67 feet along said proposed fence line to a point on an existing fence line; thence S04°04'35"E, 1353.41 feet along said

existing fence line to a point; thence S31°13'40"W, 85.09 feet along said existing fence line to a point; thence S53°19'21"E, 1261.36 feet along a proposed fence line to a point; thence S30°15'29"E, 1274.05 feet along said proposed fence line to a point; said point being S26°38'32"W, 7149.34 feet from said northeast corner of Section 5.

TOGETHER with one-half ($\frac{1}{2}$) the minerals owned by Sellers, and all the appurtenant water, reservoir, ditch and ditch rights owned by Sellers;

TOGETHER WITH an easement for ingress and egress to and from Buyers' lands across the Sellers' lands, forty (40) feet in width;

AND FURTHER SUBJECT to the rights of Sellers to cross the Buyers lands for access to electricity and telephone services, and for installation and access to the transmission lines carrying the same, for repair and replacement of the same.

AND FURTHER SUBJECT to all reservations, rights of way and exceptions of record.

WITNESS our hands this 14th day of November, 1991.

Larry S. Thomas
Larry S. Thomas

Marilyn K. Thomas
Marilyn K. Thomas

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Larry S. Thomas and Marilyn K. Thomas, husband and wife, at Sheridan, Wyoming, this 14th day of November, 1991.

Marsha L. Luccord
Notary Public

My Commission Expires:

August 31, 1992