

WARRANTY DEED

J. VERNON STATES and ORIEL A. STATES, husband and wife, grantors, 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 WALTER R. BAKER and PATRICIA ANN BAKER, husband and wife, grantees, whose address is 814 Ashcreek Road, Sheridan, 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:

Township 58 North, Range 85 West, 6th P.M.

Section 14: Lot 2

Section 14: Lot 3, excepting therefrom the following tract, to-wit:

A tract of land situated in Lot 3, Section 14, Township 58 North, Range 85 West, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears S. 89° 09' W. a distance of 931.95 feet from the South Quarter Corner of said Section 14; thence N. 0° 08' E. a distance of 446.43 feet to a point on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary N. 85° 16' W. a distance of 402.75 feet; thence leaving the Wyoming-Montana Boundary South a distance of 485.6 feet; thence N. 89° 09' E. a distance of 400.35 feet to the point of beginning.

Said tract contains 4.29 acres.

Which was conveyed by Grantors to Herbert H. Morgan by Warranty Deed dated April 28, 1987.

Section 23: W1/2NE1/4

Also a tract of land being a portion of Lot 1, Section 14 and a portion of the NE1/4NE1/4 of Section 23, all in Township 58 North, Range 85 West, Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at Mile post No. 198-1/2 on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary S 86° 12' W a distance of 463.22 feet; thence leaving the

Wyoming-Montana Boundary, South a distance of 552.27 feet; thence S 0°03' W a distance of 768.9 feet; thence N 89°18'30" E a distance of 330.0 feet; thence S 58°39'10" E a distance of 352.8 feet to an existing fence; thence following an existing fence for the following courses and distances; N 35°43'20" a distance of 179.25 feet; thence N 45°58' W a distance of 446.3 feet; thence N 4°34'20" W a distance of 187.36 feet; thence N 7°37'25" W a distance of 285.77 feet; thence N 24°45'40" E a distance of 657.75 feet to a point on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary N 87°15' W a distance of 175.05 feet to the point of beginning.

Said tract containing 15.38 acres, more or less.

Together with all improvements situate thereon and all water, water rights, ditches, ditch rights, reservoirs and reservoir rights appurtenant thereunto.

WITNESS our hands this 20th day of January, 1989.

J. Vernon States
J. Vernon States

Oriel A. States
Oriel A. States

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by J. Vernon States and Oriel A. States, husband and wife, this 20th day of January, 1989.

Witness my hand and official seal.

William L. Redle
Notary Public



My Commission Expires: March 24-1990