

RECORDED JULY 15, 1960, BK 126 PG 373
NO. 439871, B. B. HUME, COUNTY CLERK

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That the UNITED STATES OF AMERICA acting by and through the GENERAL SERVICES ADMINISTRATOR, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, Public Law 152, approved June 30, 1949, as amended, and applicable rules, regulations and orders for and in consideration of the Sum of Eighty-four Thousand One Hundred Twenty And No/100 Dollars (\$84,120.00) hereby sells and quitclaims to RUTH GEIER RICE, of Wrench Ranch, Sheridan, Wyoming, subject to the reservations and rights hereinafter set out, the following described land in the County of Sheridan, State of Wyoming, to wit:

That portion of Section 16, commencing at the corner common to Sections 15, 16, 21 and 22, Township 56 North, Range 84 West of the 6th P.M.; thence South 87°50' West along the section line, 5301.1 feet, more or less, to the corner common to Sections 16, 17, 20 and 21; thence North 0°03' East along the section line, 2534.4 feet; thence South 73°50' East, 816.2 feet; thence South 81°14' East, 1474.6 feet; thence North 21°56' East, 159.7 feet; thence North 79°44' East, 64.0 feet; thence South 54°34' East, 3185.7 feet; thence South 64°36' East, 97.7 feet; thence South 74°22' East, 238.5 feet; thence South 0°42' West, 86.7 feet, to the place of beginning.

The North Half (N½) and the Northeast Quarter of the Southeast Quarter (NE¼SE¼) of Section 17, except a .6258 acre portion thereof, described as beginning at the corner common to Sections 16, 17, 20 and 21, Township 56 North, Range 84 West of the 6th P.M., thence North 0°03' East, 2688.6 feet, more or less, to the quarter corner of said section as the true point of beginning; thence North 86°51' West, 208.0 feet; thence South 3°09' West, 104.0 feet; thence South 73°50' East, 221.1 feet; thence North 0°03' East, 154.2 feet, to the place of beginning; and

Section 8; Lot 1 and the Northeast Quarter of the Northwest Quarter (NE¼NW¼) and the Northwest Quarter of the Northeast Quarter (NW¼NE¼) of Section 30; and

Lots 2 and 3 of Section 31, all of said above described land being in Township 56 North, Range 84 West of the 6th P.M., containing 1383 acres, more or less.

TOGETHER WITH improvements and appurtenances thereon.

SUBJECT, HOWEVER, to the following reservations and rights:

1. Any state of facts which may be disclosed by a physical inspection and an accurate survey of the premises.
2. No water rights are included in the sale.
3. Use of the land is restricted to grazing purposes unless written approval for any other use is obtained by the purchaser from the Administrator of Veterans Affairs, or his designee.
4. Existing easements for public roads and highways, public utilities, irrigation ditches and pipelines, including, but not limited to the following:

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- (a) Reservation of all property rights to the six inch water line traversing Plot 2 and the eight inch water line traversing Section 17 in Plot 4, together with ingress and egress for maintenance, repair and replacement of such lines.
- (b) A thirty foot roadway easement across Section 17 in Plot 4, fifteen feet on each side of center line running East and West 900 feet, more or less, south of the North boundary line of the said Section 17, for use of the Civil Aeronautics Administration (now the Federal Aviation Agency) in accordance with a Memorandum of Agreement entered into May 17, 1949, between the Veterans Administration and the Civil Aeronautics Administration of the Department of Commerce.
- (c) Easements for and right to discharge effluent from the sewage disposal plant and drainage of surface or other waters, in, on, over and across Section 16 and 17 in Plot 4.
5. Rights are reserved for use and access to an old military cemetery by interested persons for care and maintenance, said cemetery being 300' x 300' in size, enclosed with a steel link fence, and located in the Southeast corner of Section 8. Grantee shall maintain and keep in repair the enclosure fence in a condition to prevent livestock from entering and overrunning the cemetery.
6. The Government does not represent nor include in this conveyance access to the property.

IN WITNESS WHEREOF, the United States of America has caused these presents to be executed as of the 7th day of June, 1960.

UNITED STATES OF AMERICA
Acting by and through
General Services Administrator

By Otto G. Klein
Otto G. Klein
Regional Commissioner
Region 8
General Services Administration

STATE OF COLORADO)
COUNTY OF JEFFERSON) ss.

On the 7th day of June, A.D. 1960, personally appeared before me, Otto G. Klein, Regional Commissioner, Region 8, General Services Administration, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of the United States of America as such Regional Commissioner, Region 8, General Services Administration.

Witness my hand and notarial seal.

My commission expires April 25, 1961.



Harold E. Zimmer
Notary Public