

WARRANTY DEED

THIS INDENTURE, Made the 7th day of March, 1991, by and between RUBY AILEEN MILNER, of 200 Smith, Apt. 607, Sheridan, Wyoming 82801; PAUL D. GRAY, of 330 Glen Haven, Billings, Montana 59105; and WALTER E. GRAY, of P.O. Box 125, Dayton, Wyoming 82836, hereinafter called the Grantor; and

RICHARD M. DOYLE and HOPE L. DOYLE, husband and wife, of 733 East 6th Street, Sheridan, Wyoming 82801, as joint tenants with rights of survivorship, and not as tenants in common, hereinafter called the Grantee;

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of One and No/100ths Dollars (\$1.00), lawful money of the United States and for other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged by the Grantor, does hereby grant, bargain, sell and convey, unto the said Grantee, and to his heirs and assigns, FOREVER, those certain lands and premises situated in the County of Sheridan, State of Wyoming, more particularly described as follows, to-wit:

The portions of Lots Eighteen (18), Nineteen (19) and Twenty (20), in Block Sixteen (16), Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, lying Southwest of the Southwesterly right-of-way line of the C.B. & Q. Railroad Company right-of-way, as recorded in the office of the County Clerk of Sheridan County, Wyoming, in Book 7 of Deeds at page 507.

That portion of the E1/2 of Carlin Street, vacated, lying between Blocks 16 and 17, Palmer Addition to the City of Sheridan, Wyoming, which abuts upon the West line of Lots 18, 19 and 20 of said Block 16, being a strip of land 75 feet in length and 35 feet in width; RESERVING, however, and excepting herefrom a right-of-way easement for public and private utilities in, along, under and over the West 10 feet of said tract; and

That portion of the N1/2 of the vacated East-West alley in Block 16, Palmer Addition to the City of Sheridan, Wyoming, which abuts upon the South line of Lot 18 in said Block 16 and lies between the East line of Carlin Street and the centerline of the abandoned C.B. & Q. Railroad Company right-of-way; EXCEPTING, however, and reserving herefrom a right-of-way easement for public and private utilities in, along, under and over the full length and width of said vacated portion of said East-West alley.

SUBJECT to all existing easements, rights of way, mineral reservations, covenants, and other reservations or exceptions of record or obvious from a physical inspection of the premises.

TOGETHER with the tenements, hereditaments, appurtenances, water rights and/or water ditches, if any, thereunto belonging.

TO HAVE AND TO HOLD the same, unto the said Grantee, and to his heirs and assigns forever.

And the said Grantor covenants with the Grantee, that the former is now seized in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances, except as herein mentioned; that the Grantor and all persons acquiring any interest in the same through or from them, will, on demand, execute and deliver to the said Grantee, at the expense of the latter, any

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