

WARRANTY DEED

DONALD R. CARROLL, a married man dealing in his sole and separate property, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, ESTHER GRAVES, a married woman as her sole and separate property, whose address is 240 Coffeen,

Sheridan, WY 82801, 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 situate in the S1/2NW1/4 and N1/2SW1/4 of Section 21, T. 55 N., R. 84 W., 6th P.M., County of Sheridan, State of Wyoming, known as Tract No. 12 of the unofficial subdivision of the Metz Big Horn Ranch, more particularly described as follows:

Beginning at a point which bears N. 89°38' E., a distance of 1301 feet from a point which bears S. 1°15' E., a distance of 2623 feet from the Northwest corner of said Section 21, thence N. 89°38' E., a distance of 1230 feet; thence S. 0°06' W., a distance of 630 feet; thence S. 89°38' W., a distance of 1230 feet; thence N. 0°06' E., a distance of 630 feet to the point of beginning.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

ALSO EXCEPTING AND RESERVING, to the Grantor and to his heirs an assigns, all coal, oil, gas and other minerals and fissionable materials, presently owned by said Grantor contained in and underlying said lands, together with the right to enter thereon for the purpose of drilling for or mining the said coal, oil, gas and other minerals and fissionable materials, and the right to use so much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto.

No mobile homes shall be placed upon the subject land. Mobile homes are defined as manufactured housing, which incorporates a tongue for towing, axles and wheels. Double wide structures are included in this prohibition. This restriction constitutes a covenant running with the land and is binding upon the Grantee, her heirs, successors and assigns.

WITNESS my hand this 17th day of April, 1992.


Donald R. Carroll

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STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

The foregoing instrument was acknowledged before me by Donald
Raf. Carroll, this 17th day of April, 1992.



[Signature]
Notary Public

My Commission Expires June 25, 1995