

WARRANTY DEED

JAMES H. McLAIN, a married man dealing in his sole and separate property, and DOROTHY M. McLAIN, his wife, Grantors, of Sheridan County, and State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00+) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO DAVID A. NELSEN and MARGO L. NELSEN, husband and wife, as tenants by the entireties, Grantees, whose address is 72 Swaim Road, Sheridan, Wyoming 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 situated in the NE $\frac{1}{4}$ of Section 21, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northwest corner of said Section 21, bear S01°15'E, 1993 feet, thence N89°38'E, 3921 feet, thence continuing N89°38'E, 672.5 feet, thence N00°06'E, 700 feet, thence N12°31'35"E, 101.73 feet, thence N45°45'09"W, 70.54 feet, to the TRUE POINT OF BEGINNING; thence S75°57'26"W, 172.24 feet, thence N06°55'42"W, 401.21 feet, thence N89°37'59"E, 295.13 feet, thence S12°31'35"W, 367.12 feet to the TRUE POINT OF BEGINNING and containing 2.00 acres more or less, being that certain tract of land designated on a plat prepared by Rosendahl & Associates, dated March 14, 1984, a copy of which plat is annexed hereto, marked Exhibit A, and incorporated by reference herein.

TOGETHER with all water and water rights appurtenant thereto, and subject to all easements, restrictions and reservations of record.

TOGETHER with an easement appurtenant to the above-described tract for the purposes of ingress and egress, described as follows:

Beginning at the TRUE POINT OF BEGINNING of the above-described tract, the Northerly boundary of a 60 foot wide portion of said access easement bears S75°57'26"W, 172.24 feet, thence from same said TRUE POINT OF BEGINNING the Westerly boundary of a 60 foot wide portion of said access easement bears N12°31'35"E, 367.12 feet, thence said easement narrows to 30.00 feet in width, the Easterly boundary of which bears N12°31'35"E, 103.78 feet from the Easterly boundary of the end of the 60.00 foot easement, thence the Easterly boundary of said 30.00 foot wide access easement bears N09°26'17"E, 581.31 feet across the dike of Metz No. 2 Reservoir to its intersection with the County Road.

WITNESS our hands this 28th day of March, 1984.

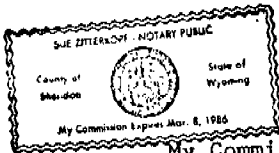
James H. McLain
JAMES H. McLAIN

Dorothy M. McLain
DOROTHY M. McLAIN

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 28th day of March, 1984 by JAMES H. McLAIN and DOROTHY M. McLAIN, Grantors.

WITNESS my hand and official seal.



My Commission expires: Mar. 8, 1986

