

## WARRANTY DEED

**Esther I. West, a single person, GRANTOR(S)**, 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, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), **John K. West and Bonnie L. West, husband and wife, as tenants by the entirety**, whose address is 356 Big Goose Road, 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:

### **See attached Legal Description**

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

This deed is given pursuant to Wyoming Statutes Sec. 18-5-303, for the purpose of enlarging that parcel conveyed to the Grantees herein by that Warranty Deed recorded March 26, 1975 in Book 208 of Deeds, Page 48, in the Office of the Sheridan County Clerk.

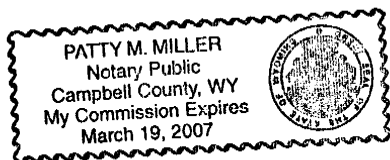
WITNESS my hand this 15 day of August 2004.

Esther I. West  
Esther I. West

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Esther I. West, this 15 day of August, 2004.

Witness my hand and official seal.



Patty M. Miller  
Notary Public

My Commission Expires 3/19/2007

**LEGAL DESCRIPTION**

A tract of land located in Lot C of the Perkins Ranch Subdivision, Sheridan County, Wyoming, being more particularly described as follows:

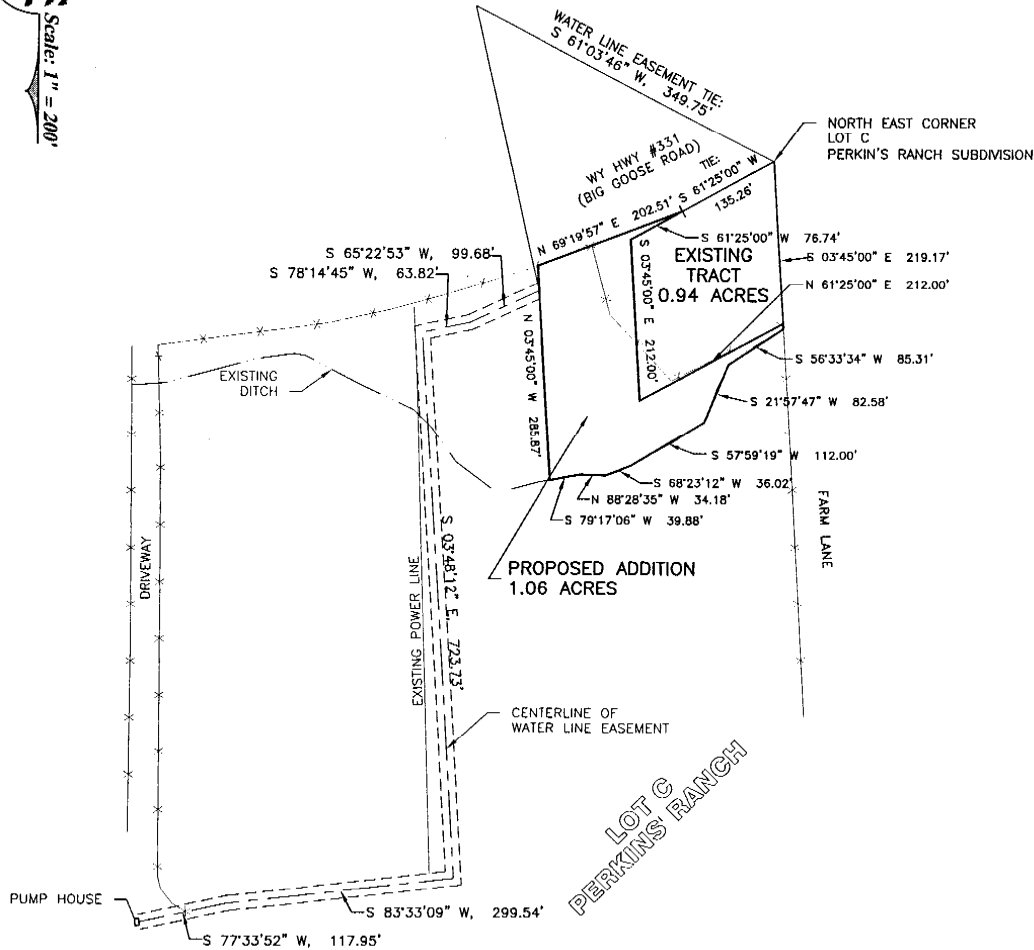
Beginning at the northeast corner of said Lot C, said point being on the southerly right of way line of State Highway No. 331 ( Big Goose Road ); thence S3°45'00"E, 219.17 feet along the easterly line of said Lot C to the centerline of an existing irrigation ditch; thence leaving said easterly line along said ditch centerline the following courses: S56°33'34"W, 85.31 feet; thence S21°57'47"W, 82.58 feet; thence S57°59'19"W, 112.00 feet; thence S68°23'12"W, 36.02 feet; thence N88°28'35"W, 34.18 feet; thence S79°17'06"W, 39.88 feet; thence leaving said ditch centerline, N3°45'00"W, 285.87 feet to the southerly right of way line of Big Goose Road; thence along said right of way the following courses: N69°19'57"E, 202.51 feet; thence N61°25'00"E, 135.26 feet to the point of beginning. Said tract contains 2.00 acres, more or less.

Together with an easement for the purpose of maintaining an irrigation pipeline, said easement being located in Lot C of the Perkins Ranch Subdivision, Sheridan County, Wyoming, said easement lying 10 feet on both sides of the following described centerline:

Beginning at a point located S61°03'46"W, 349.75 feet from the northeast corner of said Lot C; thence S65°22'53"W, 99.68 feet; thence S78°14'45"W, 63.82 feet; thence S3°48'12"E, 723.75 feet; thence S83°33'09"W, 299.54 feet; S77°33'52"W, 117.95 feet to the point of ending.

# EXHIBIT

SHOWING A 2.00 ACRE TRACT  
AND  
WATER LINE EASEMENT  
LOCATED IN  
LOT C, PERKINS' RANCH SUBDIVISION,  
LOCATED IN  
SW1/4SE1/4 SECTION 31, T56N, R84W, AND  
NW1/4NE1/4 SECTION 6, T55N, R84W, OF THE 6TH P.M.  
SHERIDAN COUNTY, WYOMING



**MENTOCK-WILLEY CONSULTANTS**  
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET  
No. 2 TAYLOR PLACE  
SHERIDAN, WYOMING 82801  
PHONE: (307) 674-4224

FAX: (307) 672-9492

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04/21/04