

# WARRANTY DEED

Teresa A. Phillips, also known as Theresa A. Phillips, a married person dealing in her sole and separate property, grantor, of Sheridan County, Wyoming, CONVEYS and WARRANTS TO Boe L. Gregson, a single person, grantee, the following described real estate situate, to-wit:

A tract of land situated within the Southwest Quarter of the Northwest Quarter (SW ¼ of NW ¼) and within the Northwest Quarter of the Southwest Quarter (NW ¼ of SW ¼) of Section 20, Township 54 North, Range 83 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Beginning at an aluminum cap PLS#2615 marking the West Quarter Corner of said Section 20; thence N00°12'52"W along the West line of said Section 20 a distance of 1288.33 feet to a point, thence N88°40'30"E a distance of 330.00 feet; thence N00°12'52"W a distance of 38.00 feet to North line of the said SW ¼ of NW ¼; thence N88°40'30"E along the North line of the said SW ¼ of NW ¼ a distance of 502.28 feet to the Easterly Right of Way line of U.S. Highway 87; thence S 14°08'28"E along the Easterly Right of Way line of U.S. Highway 87 a distance of 1609.88 feet; thence S78°51'05"W a distance of 575.28 feet to a 1½" aluminum cap PLS#10287; thence S27°15'24"W a distance of 134.98 feet to a 1½" aluminum cap PLS#10287; thence N55°04'23"W a distance of 159.27 feet to a 1½" aluminum cap PLS#10287; thence N34°55'07"W a distance of 27.82 feet to a 1½" aluminum cap PLS#10287; thence S63°38'43"W a distance of 51.39 feet to a 1½" aluminum cap PLS#10287; thence S04°06'08"E a distance of 172.03 feet to a 1½" aluminum cap PLS#10287; thence S84°00'28"W a distance of 411.04 feet to a 1½" aluminum cap PLS#10287 on the West line of said Section 20; thence N00°30'53"W along the West line of said Section 20 a distance of 570.11 feet to the Point Of Beginning.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging including all water, water rights, ditches and ditch rights appertaining thereunto.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming; she makes this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantee's address is 3614 US Hwy 87 Banner WY.

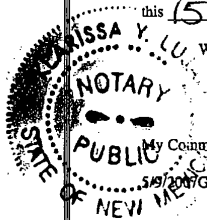
WITNESS my hand this 15<sup>th</sup> day of May 2007.

Teresa A. Phillips  
Teresa A. Phillips, also known as Theresa A. Phillips

STATE OF New Mexico  
COUNTY OF San Miguel; SS

Teresa A. Phillips, also known as Theresa A. Phillips, acknowledged the foregoing instrument before me, this 15 day of May 2007.

WITNESS my hand and official seal.



Marina Y. Lu  
NOTARY PUBLIC

My Commission Expires: 3-15-2010  
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WARRANTY DEED

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BOOK 485 PAGE 0660  
RECORDED 05/25/2007 AT 03:35 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK