

Recorded February 6, 1967 Book 157 Page 543 No. 528146, B. B. HUME, COUNTY CLERK

## WARRANTY DEED

JAMES L. FELIX, also known as J. L. Felix, and E. MARIE FELIX,

also known as Marie Felix, husband and wife,

grantor S, of Sheridan County, and State of Wyoming, for and in consideration of

-----One Dollar and other good and valuable consideration-----

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

JAMES L. SPRACKLEN and MARCIA H. SPRACKLEN, husband and wife,

it being the intention to create an estate by the entireties,

grantee S, of Sheridan County and State of Wyoming

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 SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 8, Township 53 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows: Beginning at a point which is North 894.3 feet and East 1303.2 feet from the Southwest Corner of said Section 8; thence South 0° 16' East 234.6 feet along the West Right of Way line of Wyoming Secondary Highway; thence South 89° 23' West a distance of 525 feet; thence North 0° 13' West 223.8 feet to the South Right of Way line of the Wyoming Secondary Highway; thence North 88° 12' East along said South Right of Way line a distance of 525 feet, more or less, to the point of beginning, containing 2.76 acres, more or less, together with all improvements situate thereon and all water, water rights, ditches and ditch rights, if any, appertaining thereunto.

ALSO INCLUDING an easement and right to use the existing water lines and water well presently furnishing water to the improvements found on the above described premises, provided Grantees and their successors in interest, shall be jointly responsible for the maintenance of said water well and solely responsible for maintenance of said water lines serving the above described premises, said water well and water lines being located immediately westerly of the above described acreage in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 8, Township 53 North, Range 83 West of the 6th P.M.

WITNESS our hand S this 20<sup>th</sup> day of January, 1967.

State of WYOMING  
County of SHERIDAN } ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of January, 1967, by James L. Felix, also known as J. L. Felix, and E. Marie Felix, also known as Marie Felix, husband and wife,  
Witness my hand and official seal.



William A. Kelly  
XXXXXXXXXXXX Notary Public  
My Commission Expires: March 24 - 1970