

RECORDED JANUARY 31, 1972 BK 185 PG 387 NO 601437 B B HUME COUNTY CLERK

WARRANTY DEED

ETHEL M. DEMPLE, a widow, Grantor 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 W. REYNOLDS and FRANCES M. REYNOLDS, husband and wife, as tenants by the entirety (an undivided one-half interest); and to BENJAMIN C. REYNOLDS and SUE REYNOLDS, husband and wife, as tenants by the entirety (an undivided one-half interest), Grantees, 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:

Township 55 North, Range 85 West, 6th P.M.

Section 11:  $N\frac{1}{2}SE\frac{1}{4}$ ,  $SW\frac{1}{4}SE\frac{1}{4}$  and a tract of land in the  $E\frac{1}{2}SW\frac{1}{4}$  described as follows: Beginning at a point located East 95.9 feet from the Northwest corner of the  $NE\frac{1}{4}SW\frac{1}{4}$ , thence South  $25^{\circ}48'$  East 1376 feet to a point, thence South  $26^{\circ}16'$  East 30.8 feet to a point, thence South  $11^{\circ}56'$  East 1450 feet, more or less, to the South boundary of said  $SE\frac{1}{4}SW\frac{1}{4}$ , thence South  $89^{\circ}41'$  East to the Southeast corner of said  $SE\frac{1}{4}SW\frac{1}{4}$ , thence North along the East boundary of said  $E\frac{1}{2}SW\frac{1}{4}$  to the Northeast corner of the  $NE\frac{1}{4}SW\frac{1}{4}$ , thence West along the North boundary of said  $NE\frac{1}{4}SW\frac{1}{4}$  to the point of beginning (said tract containing 162.7 acres, more or less)

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

ALSO INCLUDING the right to use of easement 30 feet in width located in the  $SW\frac{1}{4}NW\frac{1}{4}$  and  $N\frac{1}{2}SW\frac{1}{4}$  of said



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Section 11, Sheridan County, Wyoming which serves as a means of ingress and egress to the above described lands, the center line of said easement being described as follows:

Beginning at a point located North 99 feet from the West one quarter corner of said Section 11, thence North 88°14' East 285 feet, thence South 56°24' East 529 feet, thence South 23°20' East 596 feet, thence South 81°14' East 625.6 feet, thence North 76°15' East 150 feet to a point on the Westerly boundary of the above tract,

SUBJECT TO all rights of way, easements and reservations of record.

ALSO SUBJECT TO a certain easement for a domestic water line executed by the Seller in favor of one Louis D. Robinson, which water line crosses a portion of said property, and also subject to a right of way for the irrigation ditch which crosses said property, together with the right of ingress and egress to the persons interested in said ditch to come upon said land for the purpose of maintaining and repairing ditch and regulating the flow of water therein, provided that if any damage results to said lands from such maintenance, the buyers and their successors in interest, shall be reasonably compensated therefor.

EXCEPTING AND RESERVING, HOWEVER, to the Seller and to her heirs and assigns, all coal, oil, gas and other minerals and fissionable materials presently owned by Seller, contained in or 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.

IT IS UNDERSTOOD by this Deed the Grantor is conveying an undivided one-half interest in and to the above described lands to James W. Reynolds and Frances M. Reynolds, husband and wife, as tenants by the entirety, and the remaining undivided one-half interest to Benjamin C. Reynolds and Sue Reynolds, husband and wife, as tenants by the entirety.

WITNESS her hand this 15<sup>th</sup> day of November, 1971.

Ethel M. Demple  
Ethel M. Demple



STATE OF WYOMING     )  
                              ) SS  
COUNTY OF SHERIDAN   )

The foregoing instrument was acknowledged before  
me this 15<sup>th</sup> day of November, 1971, by ETHEL M. DEMPLE,  
a widow.

WITNESS my hand and official seal.



Tom M. Lejewski  
Notary Public

Commission expires: April 6, 1975