RECORDED MAY 11, 1981 BK 257 PG 94 NO.816468 MARGARET LEWIS, 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 JACK W. WASSON, SR. and MARIE WASSON, husband and wife, it being the intention to create an estate by the entireties, 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:

A tract of land situated in the N\2SW\2 of Section 11, Township 55 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located East 95.9 feet and South 25°40' East 122.5 feet from the Northeast corner of said NW\(\frac{1}{4}\)SW\(\frac{1}{4}\) of said Section 11; thence South 25°48' East 1254 feet to a point, thence North 89°41' West 1057.7 feet to a point, thence North 420 feet to a point, thence South 89°41' East 98 feet to a point, thence North 13°05' West 719.8 feet to a point, and thence South 89°41' East 580 feet to the point of beginning (said tract containing 20 acres, more or less)

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging, including 1/9th of a Share of the Capital Stock of Big Goose and Beaver Ditch Company.

ALSO INCLUDING the right to use the access road from the County Road to and across the above described tract.

SUBJECT TO all easements and rights of way of record, including, but not limited to the following easements which are 30 feet in width and the center lines of which are described as follows:

- 1. Beginning at a point located East 95.9 feet and South 25°48' East 895 feet from the Northeast corner of the NW4SW4 of said Section 11; thence South 76°15' West 150 feet, thence North 81°14' West 625.6 feet, thence North 81°14' West 625.6 feet to the West boundary of above tract.
- 2. Beginning at a point located East 95.9 feet thence South 25°48' East 895 feet and South 76°15' West 150 feet from the Northwest corner of said NW4SW4, thence South 22°29' East 425 feet to the South boundary of above tract.
- 3. Beginning at a point located South 110 feet and North 89°41' West 190 feet from the Northeast corner of said NW4SW4, thence South 660 feet to a point.

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

WITNESS her hand this day of November, 1971.

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STATE OF WYOMING COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me this day of November, 1971, by ETHEL M. DEMPLE, a

widow.

WITNESS my hand and official seal.

Notary Public

My Commission expires: