

RECORDED JULY 28, 1994 BK 367 PG 583 NO 174878 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

LAWRENCE S. THOMAS, a/k/a LARRY THOMAS, a single person, GRANTOR, 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, does hereby CONVEY and WARRANT to the GRANTEE, CHARLENE PERRY, a single person, whose address is BX 114, Decker, MT 59025, 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 58 North, Range 82 West, Sheridan County, WY

That portion of the SE1/4SE1/4 of Section 20, W1/2SW1/4 of Section 21, and NE1/4NE1/4 of Section 29 lying south and west of the Badger Creek County Road and north and west of the following described line:

Commencing at the southwest corner of said Section 29; thence N14°13'33"W, 5186.10 feet to the POINT OF BEGINNING of said described line, said point lying on a fence line; thence N57°45'37"E, 2579.42 feet to a point lying on the centerline of said Badger Creek County Road, said point being N76°29'13"W, 4470.35 feet from the southeast corner of said Section 21.

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

Together with all water, water rights, ditch rights and reservoir rights.

Subject to all easements, reservations and restrictions of record.

Reserving unto the Grantor herein one-half of all remaining minerals including but not limited to oil and gas together with the right to enter upon the surface to explore for and extract the same, subject to reasonable compensation to the surface owner for resulting damage thereto.

WITNESS my hand this 27 day of July, 1994.



Lawrence S. Thomas

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Lawrence S. Thomas this 27th day of July, 1994.



as my hand and official seal.


Notary Public
July 15, 1996