

RECORDED AUGUST 8, 1985 BK 295 PG 216 NO. 936943 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

DAVID W. GILSTRAP and DIANNE K. GILSTRAP, husband and wife, grantors, of Sheridan County, Wyoming, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration -----DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to GERALD G. REEVES and VELMA F. REEVES, husband and wife, as an estate by the entireties with full right of survivorship, grantees, whose address is Box M, Broadus, Montana 59317, 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 SW $\frac{1}{4}$  of Section 27, T. 55 N., R. 84 W., 6th P.M., Sheridan County, Wyoming, said tract described as follows:

Beginning at a point on the north right-of-way line of the Big Horn to Buffalo County Road, said point being N. 86°32'15" E., 243.47 feet from the southwest corner of said Section 27; thence N. 0°07'12" E. 1030.00 feet parallel to the west line of said SW $\frac{1}{4}$  to a point; thence N. 89°27'31" W. 158.08 feet to a point on the easterly right-of-way line of State Secondary Highway 335; thence N. 32°14'39" E. 17.73 feet along said east right-of-way to a point; thence S. 89°31'44" E. 831.06 feet to a point; thence S. 49°36'28" E. 200.19 feet to a point; thence S. 64°21'29" E. 69.12 feet to a point; thence S. 87°54'06" E. 32.80 feet to a point; thence N. 73°05'29" E. 26.27 feet to a point; thence S. 01°43'50" E. 25.11 feet to a point; thence S. 89°17'06" E. 129.76 feet to a point; thence S. 0°07'12" W. 115.00 feet to a point; thence N. 89°27'31" W. 225.00 feet to a point; thence S. 0°07'12" W. 755.00 feet to a point on said north right-of-way line of the Big Horn to Buffalo County Road; thence N. 89°27'31" W. 861.00 feet along said north right-of-way to the point of beginning, together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging, and together with all water and water rights, ditch and ditch rights appertaining thereto. Grantors hereby convey any mineral interests he may have in this property, including coal, coal, oil, sand and gravel to grantees. Said tract contains 21.06 acres, more or less.

Basis of bearings is True North.

Also including an easement for ingress and egress being 30 feet wide, the centerline described as follows:

Beginning at a point on the easterly right-of-way line of State Secondary Highway 335, said point being N.05°11'58" E. 1065.58 feet from

the southwest corner of said Section 27; thence S. 89°31'44" E. 1012.90 feet to a point, said point being N. 46°29'55 E. 1529.50 feet from said southwest corner of Section 27.

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

WITNESS our hands this 6<sup>th</sup> day of August, 1985.

David W. Gilstrap  
Dianne K. Gilstrap

STATE OF WYOMING )  
 : SS  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by David W. Gilstrap and Dianne K. Gilstrap, husband and wife, this 6<sup>th</sup> day of August, 1985.

WITNESS my hand and official seal.

Peggy L. Anderson  
Notary Public

My Commission Expires: Sept 16, 1986

