

WARRANTY DEED

ALLEN O. FORDYCE and MARIAN R. FORDYCE, husband and wife, Grantors 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 ADRIAN H. MALONE and JOAN SKEWES-COX MALONE, 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 NE $\frac{1}{4}$ of Section 17 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16, in Township 54 North, of Range 84 West of the Sixth Principal Meridian, in Sheridan County, Wyoming, described as follows, to-wit:

Beginning at the Northeast corner of said Section 17, thence generally along the center line of the County Road the following courses and distances:

South 89°06' West, 838.5 feet to a point,
South 77°45' West, 405.5 feet to a point, thence
South 21°44' West, 449.8 feet to a point, thence
South 33°33' West, 565 feet to a point, thence
South 18°08' West, 140.8 feet to a point, thence
leaving the center line of said County Road
South 61°18' East, 228.3 feet to a point, thence
South 30°08' East, 424.5 feet to a point, thence
South 62°37' East, 952.4 feet to a point, thence
North 67°05' East, 1053 feet to a point, thence
North 16°10' West, 1701 feet to the point of
beginning, said tract containing 71.2 acres,
more or less, together with all improvements situate
thereon and all water, water rights, ditches and
ditch rights appertaining thereunto.

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ALSO INCLUDING an Easement and Right of Way for purposes of ingress and egress to the above described tract, said Easement and Right of Way being 40 feet in width and being 20 feet on either side of a line described as follows:

Beginning at a point, said point being in the center of the County Road and located the following courses and distances from the Northeast Corner of said Section 17, South 89°06' West 838.5 feet; South 77°45' West 405.5 feet; South 21°44' West 449.8 feet; South 33°33' West 565 feet; thence South 18°08' West 240.8 feet; thence generally along ranch road into Fordyce Ranch South 67° East 291 feet to a point; thence South 30°08' East 325 feet to a point; thence South 62°37' East 952.4 feet to a point, said tract of land being located in the NE¹/₄ of Section 17, Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

WITNESS their hands this 24 day of July, 1964.

Allen Fordyce
Marian R. Fordyce

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

On this 24 day of July, 1964, before me personally appeared ALLEN O. FORDYCE and MARIAN R. FORDYCE, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



William A. Redle
Notary Public

My Commission expires: March 24 - 1966

