

RECORDED DECEMBER 21, 1972 BK 191 PG 448 NO 618375 B. B. HUME, COUNTY CLERK

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 the sum of One Thousand Dollars (\$1,000.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO JAMES C. CLOW, GRANTEE, 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 54 North, Range 84 West, 6th P.M.
Sheridan County, Wyoming

Section 17: All that part of the NE $\frac{1}{4}$ lying East of the center line of the County Road, EXCEPT a tract of land situate in the NE $\frac{1}{4}$ of Section 17 and the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16 described as follows: Beginning at the NE 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; thence 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;

(continued)

ALSO EXCEPT 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 NE 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 NE $\frac{1}{4}$ of Section 17.

Section 16: SW $\frac{1}{4}$, and all that part of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying West of a line commencing at a point 1036 feet West of the SE Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 6° West 582 feet; thence North 25°25' West 1078.5 feet; thence North 5°10' West 1011 feet, more or less, to the North line of the Section, EXCEPT the following described tract of land located in the NW $\frac{1}{4}$: Commencing 1036 feet West of the SE Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 16; thence North 06° West 582 feet; thence North 25°25' West 527.3 feet, which is the point of beginning; thence North 25°25' West 551.2 feet; thence North 05°10' West 1011 feet; thence South 87°37' West 337 feet; thence North 86°57' West 1833.8 feet; thence South 13°53' East 1473.5 feet; thence South 12°49' East 182.5 feet; thence South 56°10' East 92 feet; thence South 81°30' East 302 feet; thence North 58°02' East 276 feet; thence South 82°00' East 271 feet; thence South 60°58' East 400 feet; thence North 77°01' East 899.2 feet, more or less, to the point of beginning.

(continued)

- Section 20: All that part of the E $\frac{1}{2}$ described as follows:
Beginning at the NE Corner of said Section; thence West along the North line of said Section 735 feet; thence South 1745 feet; thence South 29°03' West 2098 feet; thence South 86°42' West 800 feet; thence South 9°26' East 574 feet; thence South 54°44' East 112 feet; thence South 27°53' East 696 feet; thence East 1980 feet, more or less, to a point on the East line of said Section 20; thence North along the East line of said Section 20 to the point of beginning.
- Section 21: ALL EXCEPT part of the N $\frac{1}{2}$ NE $\frac{1}{4}$ described as follows: A tract of land situated in the NE $\frac{1}{4}$ of Section 21 and the NW $\frac{1}{4}$ of Section 22 described as follows: Beginning at the NW Corner of said Section 22; thence South 88°59' East 1284 feet to a point; thence South 1°00' West 771 feet to a point; thence South 86°59' West 1711 feet to a point; thence South 40°59' West 420 feet to a point; thence North 40°33' West 1616 feet to a point; and thence South 88°40' East 1765 feet, more or less, to the point of beginning.
- Section 22: W $\frac{1}{2}$ SE $\frac{1}{4}$, W $\frac{1}{2}$, EXCEPT that part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ described above.
- Section 27: NE $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 28: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 33: NE $\frac{1}{4}$
- Section 34: N $\frac{1}{2}$ NW $\frac{1}{4}$

EXCEPTING AND RESERVING THEREFROM, a tract of land described as follows:

(continued)

A tract of land located in the ~~S~~^{SW}~~NE~~⁴ of Section 16 and the ~~S~~^{NE}~~NE~~⁴ and the ~~NW~~^{NE}~~NE~~⁴ of Section 17, Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at the West One-Quarter Corner of said Section 16; thence North 89°25' East 644.6 feet; thence North 30°44' East 1295.2 feet; thence North 83°41' West 269.3 feet; thence South 54°42' West 268.8 feet; thence North 83°56' West 302.2 feet; thence North 81°39' West 76.3 feet; thence South 67°05' West 1053 feet; thence North 62°37' West 952.4 feet; thence North 30°08' West 424.5 feet; thence North 61°18' West 252.5 feet to a point in the center of the County Road; thence along said County Road South 15°58' West 1458.2 feet; thence South 36°23' West 217.7 feet to the South boundary of the ~~S~~^{NE}~~NE~~⁴ of said Section 17; thence North 89°25' East 2337.4 feet to the point of beginning, said tract containing 70 acres more or less, together with all improvements situate thereon and all water and ditch rights appertaining thereunto.

ALSO EXCEPTING AND RESERVING to the Grantors and to their heirs and assigns, one-half of all coal, oil, gas and other minerals and all fissionable materials presently owned by Grantors, contained in or underlying said lands, together with 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.

ALSO INCLUDING a road Right of Way 60 feet in width, the center line of which is described as follows: Beginning at a point located North 89°25' East 250 feet from the West One-Quarter Corner of said Section 16; thence North 50°30' West 1020 feet to a point; thence North 62°37' West 960 feet to a point; thence North 30°08' West 325 feet to a point; thence North 67° West 291 feet, more or less, to a County Road.

That attached hereto, marked Exhibit "A" and by reference thereto made a part hereof is a plat prepared by Walter J. Pilch, a licensed Engineer setting forth the 70 acres of land which is excepted from the above conveyance.

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WITNESS their hands this 14th day of December,
1972.

Allen O. Fordyce
Allen O. Fordyce

Marian R. Fordyce
Marian R. Fordyce

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 14th day of December, 1972, by ALLEN O. FORDYCE and
MARIAN R. FORDYCE, husband and wife.



WITNESS my hand and Official Seal.

William D. Reddy
Notary Public

Commission expires: March 24, 1974

PLAT - SHOWING
TRACT OF LAND
SECTIONS 16 & 17
T54N R84W
SHERIDAN COUNTY, WYOMING
SCALE 1" = 400'
W.J. PILCH & ASSOC. - SURVEYORS
12-14-72

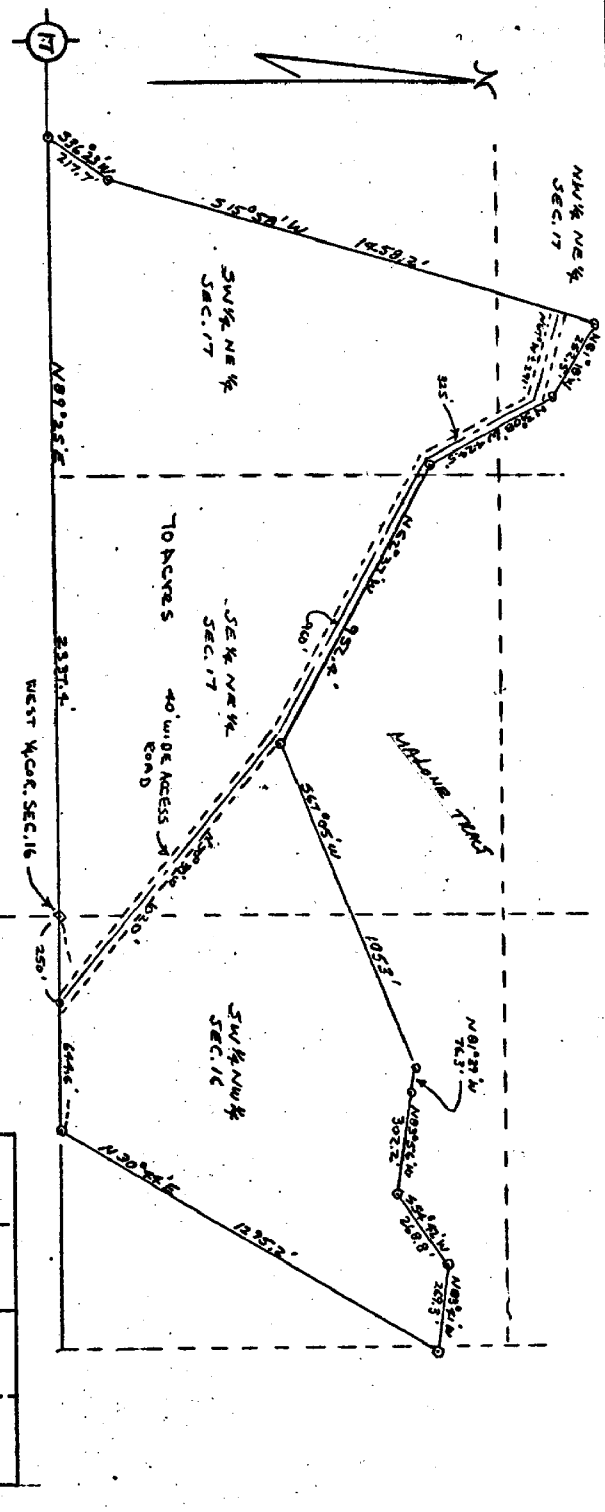
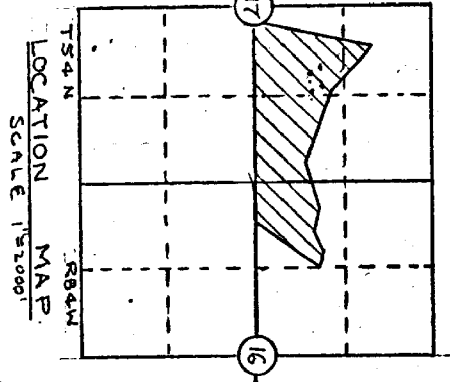


EXHIBIT "A"