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WARRANTY DEED

GEORGE W. LEITNER, a single person.

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 RICHARD J. COGHAN and LINDA S. COGHAN, husband and wife, it being the intention to create an estate by the entireties

grantee S, 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 located in the SE 1/4 and SW 1/4 of Section 23, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located 560 feet North and 5 feet East from the center of said Section 23, said point being located in the stream bed of Little Goose Creek; thence along said Little Goose Creek, South 7°10' West 387 feet to a point; thence South 80°57' West 522 feet to a point; thence North 64°51' West 192 feet to a point; thence North 3°49' West 286.4 feet to a point; thence North 82°36' East 763 feet to the point of beginning, said tract containing 6 acres, more or less, excepting therefrom the following described land:

Beginning at a point located South 7°10' West, 387 feet and South 80°57' West, 165.39 feet from a point located North, 560 feet and East, 5 feet from the center of said section 23; thence South 80°57' West, 356.61 feet to a point; thence North 64°51' West, 192 feet to a point; thence North 3°49' West, 89 feet to a point; thence North 8°46'30" East, 510 feet to a point; thence 58°13'30" East, 189.67 feet to the point of beginning containing 2.08 acres more or less.

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto appertaining.

Excepting and reserving unto the Grantor a 20 ft. wide easement for ingress and egress with the West line of said easement being the Westerly line of the above described tract of land.

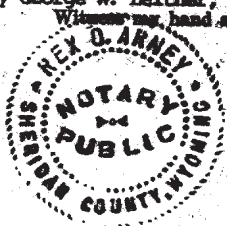
Subject to all rights-of-way, easements, exceptions and reservations of record and a certain mortgage dated and recorded on May 8, 1972, in Book 132 of Mortgages at page 76 in the office of the County Clerk and Ex-Officio Register of Deeds, Sheridan County, Wyoming. Said mortgage having been assigned to Lola G. Pheasant on August 4, 1972 and recorded on April 13, 1973, in Book 136 of Mortgages at page 423 in said office.

WITNESS my hand this 6 day of August, 1973

George W. Leitner

State of Wyoming
County of Sheridan

The foregoing instrument was acknowledged before me this 6 day of August, 1973, by George W. Leitner, a single person.
Witness my hand and official seal.



[Signature]
Signature
Notary Public
Title of Officer

My Commission Expires: July 26, 1976