

RECORDED AUGUST 15, 1972 BK 188 PG 493 NO 612198 B. B. HUME, COUNTY CLERK

WARRANTY DEED

CHARLES L. MARSHALL and BETTY MARIE MARSHALL,
husband and wife, Grantors, of Sheridan County, and State
of Wyoming, for and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration, in hand paid,
receipt whereof is hereby acknowledged, CONVEY AND WARRANT
TO HAROLD W. MORTENSEN and MARJORIE O. MORTENSEN, husband
and wife, as tenants by the entireties, Grantees, of Sheridan
County, and State of Wyoming, the following described real
estate, situate in Sheridan County, Wyoming 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 NW $\frac{1}{4}$ of
Section 23, Township 55 North, Range 84
West of the Sixth Principal Meridian,
Sheridan County, Wyoming, described as
follows:

Beginning at a point located N. 89° 34'
W., 1189.7 feet from the North one-quarter
corner of said Section 23; thence S.
5° 52' E., 480.70 feet to a point; thence
S. 44° 37' E., 119.81 feet to a point;
thence S. 89° 34' E., 400.87 feet to a
point; thence N. 4° 22' E., 62.58 feet
to a point; thence S. 89° 34' E., 65.84
feet to a point; thence N. 5° 52' W.,
503.04 feet to a point; thence N. 89° 34'
W., 553.35 feet to the point of beginning,
said tract containing 6.97 acres, more or
less.

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

Subject to all easements, rights of way
and prior reservations of record.

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EXCEPTING AND RESERVING to the Grantors and to their heirs and assigns, one-half of all coal, oil, gas and other minerals and fissionable materials, presently owned by Grantors, contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for or mining the said coal, oil, gas and other minerals and fissionable materials, and 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 EXCEPTING AND RESERVING a roadway easement 40 feet in width, which said easement is located parallel and along the North boundary of the above described 6.97 acre tract.

ALSO, INCLUDING, HOWEVER, a right-of-way easement as a means of ingress and egress to the above described tract from U. S. Highway 87, said right-of-way lying 40 feet left of the following described line:

Beginning at the Northwest corner of the above described 6.97 acre tract; thence North 89° 34' W., 150 feet, more or less, to the Easterly right-of-way line of U. S. Highway 87.

WITNESS their hands this 6th day of June, 1972.

Charles L. Marshall
Charles L. Marshall

Betty Marie Marshall
Betty Marie Marshall

STATE OF WYOMING)

: ss.
(WILLIAM D. REDDY, Notary Public for SHERIDAN)

The foregoing instrument was acknowledged before me this 6th day of June, 1972, by CHARLES L. MARSHALL and BETTY MARSHALL, husband and wife.

WITNESS my hand and official seal.

William D. Reddy
Notary Public

My Commission expires: March 24, 1974