

WARRANTY DEED RECORD NO. 48

THE STATE OF WYOMING, }
County of Sheridan } ss.

On this 5th day of February, 1941, before me personally appeared Walter F. Peters, Dean D. Hammond and Robert J. Thirlwell to me personally known, who, being by me duly sworn, did say that they are the members of the Board of County Commissioners of Sheridan, County, Wyoming, and that the seal affixed to said instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said County by authority of its Board of Commissioners and they acknowledged said instrument to be the free act and deed of said Board.

Given under my hand and official seal this 5th day of February, A. D. 1941

(S E A L)

John W. Songer
Clerk of District Court.

My term of office expires on the 4th day of January, A. D. 1943

WARRANTY DEED

RAPID CREEK RANCH ET AL

TO

HENRY SCHROEDER & WIFE

FILED 12/30 P. M.

FEBRUARY 7, 1941

NO. 235923

WARRANTY DEED

THIS INDENTURE, made the 20th day of January, 1941, between the Rapid Creek Ranch, a corporation, Robert M. Wood and Georgia Mary O. Wood, husband and wife, said corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Sheridan, the GRANTORS, and

Henry Schroeder and Jessie K. Schroeder, husband and wife, of the County of New York, State of New York, the GRANTEEES, WITNESSETH:

That the grantors, for and in consideration of the sum of Three and 41/100 Dollars (\$3.40), in hand paid, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantees, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

A tract of land situated in the ~~W1/2SE1/4~~ of Section 6, Township 54 North of Range 35 West of the Sixth Principal Meridian, more particularly described as follows:--

Beginning at a point which point is 423 feet East of the Southeast corner of the NE1/4SW1/4 of said Section 6, Township and Range aforesaid, thence North 23° 30' East a distance of 140 feet; thence South 84° 45' East a distance of 160 feet to a point in the center of Rapid Creek; thence in a Southwesterly direction following the center line of Rapid Creek to a point, which point is 45 feet due South of the point of beginning, thence due North 45 feet to the point of beginning, containing an area of 0.34 of an acre, more or less, together with all improvements thereon and appurtenances thereto. Subject to taxes for the year 1940 and subsequent taxes.

Together with the perpetual right of ingress and egress over such roadways as are now, or may hereafter be, established, and as the same may from time to time be altered, to and from the premises conveyed hereby over, upon, and across the lands of the Grantors surrounding the premises conveyed, so that the Grantees and their successors in interest

SHERIDAN COUNTY, WYOMING

shall at all times have access to their premises from the public highway over the lands of Grantors.

There is also granted hereby in favor of Grantees, and their successors in title, the right of access to the public utilities providing electric light, power, and telephonic communication used and installed on the Grantors' premises in the vicinity of the lands herein conveyed.

Together with a permanent right to as much water from the Grantors' available supply of the waters of Rapid Creek as may be needed for domestic purposes upon the lands conveyed.

Grantor further reserves to itself the right, privilege, and option of repurchasing the lands herewith conveyed and all improvements thereon situate within sixty days after receipt of notice of intention to sell pursuant to the terms of a certain agreement dated April 3rd, 1940 and approved by the Grantor, Rapid Creek Ranch, on June 17, 1940.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

(S E A L)

RAPID CREEK RANCH, a corporation

Attest:

By Robert M. Wood, Pres.

Maurice L. Cone
Secretary

Robert M. Wood

WITNESS:

Georgia Mary C. Wood

Dolores M. Guenther

THE STATE OF WYOMING, }
County of Sheridan. } SS

On this 20th day of January, 1941, before me personally appeared Robert M. Wood to me personally known, who, being by me duly sworn, did say that he is the President of Rapid Creek Ranch, a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Robert M. Wood acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 18th day of Oct. A. D., 1944.

Given under my hand and notarial seal this 20th day of January, 1941.

(S E A L)

Edna Sampson
Notary Public

THE STATE OF WYOMING, }
County of Sheridan. } SS

On this 20th day of January, 1941, before me personally appeared Robert M. Wood and Georgia Mary C. Wood, 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, including the release and waiver of the right of homestead, the said wife having been by me first fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and notarial seal, the year and day in this certificate first above mentioned.

(S E A L)

Edna Sampson