

WARRANTY DEED RECORD NO. 46

THE HILLS COMPANY, SHERIDAN 54905

The State of Wyoming)
County of Johnson) ss

On this 25th day of January, 1939, before me personally appeared Fred G. Purcell and Marie L. Purcell, 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 approised of her right and the effect of signing and acknowledging the said instrument.

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

R. B. Rose

Notary Public

(S E A L)

My commission expires March 1, 1939

ROADWAY AGREEMENT

NONA F. WILLIAMS

TO

BANK OF COMMERCE

FILED 9/00 A. M.

JANUARY 10, 1940

NO. 224078

ROADWAY AGREEMENT

THIS AGREEMENT, made and entered into at Sheridan, Wyoming, this 14th day of December, A. D. 1939, by and between Nona Williams, a widow, of Sheridan County, Wyoming, Party of the First Part, and Bank of Commerce, a corporation of Sheridan, Wyoming, Party of the Second Part,

WITNESSETH THAT: WHEREAS the Party of the First Part is the owner of the following described lands and premises located in Sheridan County, Wyoming, to-wit:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) and the South Half of the North Half (S $\frac{1}{2}$ N $\frac{1}{2}$) of Section Seven (7), Township 53 North, Range 81 West of the Sixth Principal Meridian, in Sheridan County, Wyoming,

together with other and adjacent lands comprising what is known as the Al Williams ranch, said premises above described being adjacent to the lands and premises of the Second Party hereinafter described, and

WHEREAS the Party of the Second Part is the owner of the following described lands and premises located in Sheridan County, Wyoming, to-wit:

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Seven (7), Township 53 North Range 81 West of the Sixth Principal Meridian, in Sheridan County, Wyoming,

together with other and adjacent lands comprising what is known as the E. B. (Blanch) Williams ranch, which lands of the Second Party are, as aforesaid, adjacent to the said lands of the First Party, and

WHEREAS there is now located upon said lands of the First Party above described a roadway extending in a Northerly direction from the U. S. Highway Nos. 14 and 16, a distance of approximately one quarter of a mile to the ranch buildings located upon said respective ranches in the Northeast Quarter of Section 7, Township 53 North, Range 81 West of the Sixth Principal Meridian, in said Sheridan County, Wyoming, and

WHEREAS said roadway has been constructed, maintained and used for many years past by the owners and occupants of said respective ranches, and upon said roadway near said ranch houses is located a bridge across Piney Creek, which has likewise been constructed

SHERIDAN COUNTY, WYOMING

maintained and used, and is necessary to be used and maintained, by the respective owners and occupants of said ranches, as a necessary means of ingress and egress thereto and therefrom; and it is the desire and purpose of the Parties hereto to now reduce to writing, and make a matter of record the rights of the respective owners of said ranches now and hereafter, with reference to the use and maintenance of said roadway and bridge.

NOW, THEREFORE, in consideration of the premises, and for other mutual and valuable consideration between the Parties hereto, IT IS STIPULATED AND AGREED that the Party of the First Part shall, and does hereby, grant and convey to the Party of the Second Part, its successors and assigns, a permanent right of way over and across her said lands for said roadway and bridge for common use by said Second Party, its successors and assigns, and the First Party, her heirs, executors, administrators and assigns, for ingress and egress to and from said respective ranches.

IT IS FURTHER EXPRESSLY AGREED by and between the Parties hereto that the necessary expense, upkeep, repair and maintenance of said roadway and bridge, and replacement thereof, if and when necessary, shall be borne equally by the respective owners of said ranches, whether said owners be the present or subsequent owners thereof.

IT IS FURTHER STIPULATED AND AGREED that all the stipulations herein contained shall be construed as covenants running with the land, and shall be available to and binding upon the heirs, executors, administrators, assigns and successors in title of the respective Parties hereto.

WITNESS the hands of the Parties hereto as of the day and date hereinabove first written.

Witnessed by:

H. Glenn Kinsley

Nona Williams
Party of the First Part

BANK OF COMMERCE, a Corporation

By E. B. Allen
President
Party of the Second Part

R. E. McNally

(CORPORATE SEAL)

STATE OF WYOMING)
) SS.
County of Sheridan)

On this 14th day of December, 1939, before me personally appeared Nona Williams, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

(S E A L)

H. Glenn Kinsley

Notary Public

My commission expires January 23-1942

STATE OF WYOMING)
) SS.
County of Sheridan)

On this 14th day of December, 1939, before me personally appeared E. B. Allen, President of the Bank of Commerce, a corporation of Sheridan, Wyoming, to me personally known, who, being by me duly sworn, did say that he is the President of the Bank of Commerce of Sheridan, Wyoming, and that the seal affixed to said instrument is the

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behalf of said corporation by authority of its Board of Directors, and said E. B. Allen acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and Notarial seal this 14th day of December, 1939.

(S E A L)

Katie Halley

Notary Public

My commission expires January 9, 1940

WARRANTY DEED

BANK OF COMMERCE

TO

PAUL R. WOOD & WIFE

FILED 9/00 A. M.

JANUARY 10, 1940

NO. 224079

- WARRANTY DEED -

BANK OF COMMERCE, a Corporation existing under and by virtue of the laws of the State of Wyoming, and doing business at Sheridan, Sheridan County, Wyoming, grantor for and in consideration of the sum of TEN DOLLARS in hand paid, the receipt whereof is hereby acknowledged, does CONVEY AND WARRANT to PAUL R. WOOD AND FRANCES ANNE L. WOOD, Husband

and Wife, it being the intention by these presents to grant to the grantees estates by the entireties in the property conveyed hereby, grantees of Sheridan County and State of Wyoming, the following described real estate, situate in Sheridan County, in the State of Wyoming and described as follows:

Lot Numbered Seven (7) of Section Six (6); Lot Numbered One (1), the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) and the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$) of Section Seven (7), all in Township Fifty-three (53) North, Range Eighty-one (81) West and The East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$), Lots Two (2), Three (3) and Four (4), and the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$), the South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$), the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4}SW\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}SE\frac{1}{4}$) of Section One (1); the Northeast Quarter ($NE\frac{1}{4}$) the East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$), the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{2}NW\frac{1}{4}$) and the Northwest Quarter of the Southwest ($NW\frac{1}{4}SW\frac{1}{4}$) of Section Twelve (12); the North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$), the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$), the North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter ($SW\frac{1}{4}SE\frac{1}{4}$) of Section Eleven (11); and the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$) of Section Two (2) in Township Fifty-three (53) North, of Range Eighty-two (82) West, and

The West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) and the Northwest Quarter ($NW\frac{1}{4}$) of Section Thirty-one (31) in Township Fifty-four (54) North, of Range Eighty-one (81) West; and

The East Half ($E\frac{1}{2}$), the East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) and the Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) of Section Thirty-five (35) in Township Fifty-four (54) North, of Range Eighty-two (82) West.

Containing in all of the above described lands, Eighteen Hundred and Forty (1840) acres more or less, according to the Government Survey thereof.

Together with any and all buildings and improvements of every nature and description situate upon the above described lands and also, all water, water rights ditches, ditch rights, reservoirs and flumes used in connection with the irrigation of the above described lands and also, any and all easements and rights-of-way for