

WARRANTY DEED

ELMER MILTON MYDLAND, a married man, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **JOSEPH L. VAILLANCOURT** and **MAUREEN B. VAILLANCOURT**, husband and wife as tenants by the entirety, (herein referred to as "Grantees"), whose address is 709 S. 8th St., Laramie, WY. 82070, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 17: SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 18: NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 20: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

TOGETHER WITH all improvements located thereon or appurtenant thereto.

ALSO TOGETHER WITH a nonexclusive easement for ingress and egress across which Grantee may construct, use and maintain a road, which is situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, and which is more particularly described as follows:

Beginning at the Southeast corner of said Section 17; thence N.00°20'15"W., 30.03 feet along the East line of said Section 17 to a point, said point lying on the north right-of-way line of the Soldier Creek County Road; thence N.87°31'11"W., 84.53 feet along said right-of-way line to a point; thence N.57°25'07"W., 436.60 feet to a point; thence N.73°35'45"W., 596.05 feet to a point; thence N.69°25'22"W., 197.11 feet to a point; thence N.74°24'20"W., 162.54 feet to a point, said point lying on the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S.0°23'49"E., 62.42 feet along said West line to a point; thence S.74°24'20"E., 142.74 feet to a point; thence S.16°16'26"W., 14.37 feet to a point; thence S.73°36'45"E., 785.86 feet to a point; thence S.57°25'07"E., 384.37 feet to a point, said point lying on the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S.87°31'11"E., 153.90 feet along said South line to the POINT OF BEGINNING of said easement.

Said access easement containing 1.978 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

SUBJECT, HOWEVER, to all easements, encumbrances, licenses, restrictions, covenants, conditions, defects and encroachments of sight and record.

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

RESERVING UNTO GRANTOR, his heirs, devisees, successors and assigns, an undivided one-half (1/2) of all oil, gas and all other minerals which Grantor now owns (but not including any of the gravel which Grantor now owns) in and under the said property, together with the right to explore for and develop the same.

ALSO RESERVING UNTO GRANTOR, his heirs, devisees, successors and assigns, an easement for the operation, repair and maintenance of a water line, twenty (20) feet in width, being ten (10) feet on each side of a centerline situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, and the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 17, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20; thence

S.02°36'21"E., 412.45 feet to the POINT OF BEGINNING of said easement, said point lying on a north-south fence line; thence N.30°07'50"W., 34.86 feet to a point on the east line of said NW¹/₄NE¹/₄, said point being S.00°11'17"E., 381.87 feet from said Northeast corner of the NW¹/₄NE¹/₄; thence N.30°07'50"W., 186.17 feet along said centerline to a point; thence N.21°03'29"E., 173.95 feet along said centerline to a point; thence N.02°39'40"E., 279.45 feet along said centerline to a point; thence N.59°55'44"E., 17.48 feet to a point, said point lying on the east line of the SW¹/₄SE¹/₄; thence N.59°55'44"E., 8.68 feet along said centerline to the POINT OF TERMINUS of said easement, said point N.01°26'57"E., 233.82 feet from said Northeast corner of the NW¹/₄NE¹/₄.

Basis of Bearings is Wyoming State Plane (East Central Zone).

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 27th day of February, 1995.

Elmer Milton Mydland
Elmer Milton Mydland

STATE OF WYOMING)
 : ss.
County of SHERIDAN)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 27th day of February, 1995, by Elmer Milton Mydland.

WITNESS my hand and official seal.



Helen M. Bakke
Notary Public

WAIVER OF HOMESTEAD

KAREN MYDLAND, after being separately advised of her homestead rights under the laws of the State of Wyoming, hereby acknowledges that she is the wife of ELMER MILTON MYDLAND, the Grantor of the above Warranty Deed, that she does, for herself, her heirs and assigns, forever waive any and all rights which she may have under and by virtue of the homestead laws of the State of Wyoming.

Dated this 27th day of February, 1995.

Karen Mydland
Karen Mydland

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Waiver of Homestead was subscribed, sworn to and acknowledged before me this 27th day of February, 1995, by Karen Mydland.

WITNESS my hand and official seal.



Helen M. Bakke
Notary Public