

RECORDED APRIL 29, 1994 BK 365 PG 593 NO 166982 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

JOHN E. HANFT, Trustee of the John E. Hanft Revocable Trust dated February 3, 1993, and HELEN LEE HANFT, Trustee of the Helen Lee Hanft Revocable Trust dated February 3, 1993, of Sheridan County, Wyoming, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO KIM W. BANGERTER and DOROTHY R. BANGERTER, husband and wife, Grantees, whose address is 449 Upper Road, Sheridan, Wyoming 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by reference incorporated herein.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

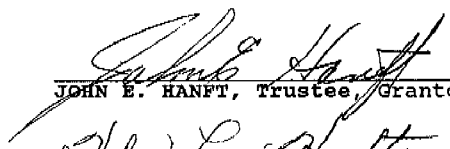
TOGETHER with all water and water rights, ditch and reservoir rights adjudicated thereto, including 51 shares of stock in The Piney and Cruse Creek Ditch Company.

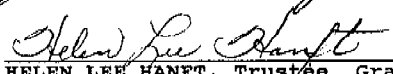
SUBJECT to all easements, reservations, restrictions, and covenants of record.

RESERVING unto the Grantors, all oil, gas, coal and other minerals in and under said real property, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or removing such minerals, and together with so much of the surface as may be necessary and incidental thereto, but the owner of the surface shall be reasonably compensated for any damage thereto.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State.

DATED this 29th day of April, 1994.

  
JOHN E. HANFT, Trustee, Grantor

  
HELEN LEE HANFT, Trustee, Grantor

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STATE OF WYOMING        )  
                              ) ss.  
County of Sheridan)

The foregoing instrument was acknowledged before me this 29th day of April, 1994, by JOHN E. HANFT, Trustee of the John E. Hanft Revocable Trust dated February 3, 1993, and HELEN LEE HANFT, Trustee of the Helen Lee Hanft Revocable Trust dated February 3, 1993, Grantors.

WITNESS my hand and official seal.

SB3 E. E. E. E.  
Notary Public

My Commission expires: 11-16-98

EXHIBIT "A"

**PARCEL I**

Tracts No. 11, 12, 13 and 14, of Hutton's Subdivision, said Tracts being situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, Township 54 North of Range 83 West of the 6th P.M.

**ALSO**

A Tract of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 20, described as follows, to-wit:

Beginning at the point of intersection of the South line of said Section 20 with the Westerly right-of-way line of the State Highway, and which said point bears N. 89° 40' E. a distance of 1660 feet from the Southwest corner of said Section 20; thence N. 13° 56' W. along the Westerly right-of-way line of said Highway to a point on the North line of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 20; thence West along the North line of said S $\frac{1}{2}$  of SW $\frac{1}{4}$  to a point 397 feet West of the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 20, which said point is in the center of Mead Creek; thence S. 10° 00' E. along the median line of said Mead Creek, a distance of 800 feet, more or less; thence S. 35° 00' E. along the median line of said Mead Creek, a distance of 400 feet, more or less, to a point on the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 20; thence South a distance of 190 feet to the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 20; thence N. 89° 40' E. along the South line of said Section 20 to the point of beginning -- Sheridan County, State of Wyoming.

**PARCEL II**

A tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, and the N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 29, T. 54 N., R. 83 West, described as follows:

Beginning at a point in the West line of said Section 29, 330 feet North of the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 29; thence East 742 $\frac{1}{2}$  feet; thence N. 784 feet; thence East 1031 feet to a point in the West right-of-way line of Highway 87; thence N. 13°

56' W. along said right-of-way line, 206 feet to a point in the North line of said Section 29; thence West on the North line of said Section 29, 350 feet to the S. E. corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 20; thence N. on the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ , 190 feet to a point in the channel (East Fork) of Meade Creek; thence North 35° W. 400 feet to a point in channel of said creek; thence West 1050 feet to a point in the West line of said Section 20; thence South 520 feet to the SW corner of said Section 20; thence South 990 feet to the point of beginning, said tract containing 39 acres, more or less, County of Sheridan, State of Wyoming.

EXCEPT that portion more particularly described as follows:

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 29, Township 54 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point located East, 1435.2 feet from the West quarter corner of said Section 29, said point being also on the North line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence S. 2°32'55" W., 19.37 feet to a point; thence S. 15°02'44" W., 131.08 feet to a point; thence N. 85°40'58" E., 186.70 feet to a point; thence N. 9°28'11" E. 99.08 feet to a point; thence N. 40°06'11" E., 44.65 feet to a point; thence West, 196.34 feet to the point of beginning. The above tract contains 0.57 acres, more or less.

SUBJECT TO a twenty-four (24) foot wide access road which is located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 29, T. 54 N., R. 83 W. of the 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at a point on the Easterly line of the above tract, said point being located S. 81°56'41" E., 1599.9 feet from the West quarter corner of said Section 29; thence N. 40°06'11" E., 68.37 feet to a point on the Westerly right of way line of U.S. Highway 87, the point of ending.