

RECORDED JULY 9, 1985 BK 294 PG 433 NO 934539 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

ALLEN O. FORDYCE, a widower

grantor, of Sheridan County, and State
 of Wyoming, for and in consideration of Ten Dollars and other good
and valuable consideration-----(\$10.00)-----DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO WILLIAM J. EISELE,
d/b/a WERCO, a partnership,

grantee, whose address is P. O. Box 6122
Sheridan, Wyoming 82801

the following described real estate, situate in Sheridan County 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 located in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 16 and S $\frac{1}{2}$ NE $\frac{1}{4}$ and
 NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, all in T54N, R84W, Sheridan County,
 Wyoming, described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 16, thence N 89°
 25' E, 281.1 feet; thence N 50° 30' W, 101.3 feet; thence N 41°
 33' E, 720.2 feet; thence S 57° 28' E, 275.8 feet; thence N 30°
 44' E, 769.9 feet; thence N 83° 41' W, 269.3 feet; thence S 54°
 42' W, 268.8 feet; thence N 83° 56' W, 302.2 feet; thence N 81°
 39' W, 76.3 feet; thence S 67° 05' W, 1055 feet; thence N 62° 37'
 W, 952.4 feet; thence N 30° 08' W, 424.5 feet; thence N 61° 18'
 W, 252.5 feet to a point in the center of a county road; thence
 along said county road S 15° 58' W, 1458.2 feet; thence S 36° 23'
 W, 217.7 feet to the South boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section
 17; thence N 89° 25' E, 2337.4 feet to the point of beginning.
 Said tract contains 65 acres more or less.

EXCEPTING a 40 foot wide road right of way, the centerline of
 which is described as follows:

Beginning at a point located N 89° 25' E, 250 feet from the West
 $\frac{1}{4}$ corner of said Section 16; thence N 50° 30' W, 1020 feet to a
 point; thence N 62° 37' W, 960.4 feet to a point; thence N 30°
 08' W, 325.5 feet to a point; thence N 67° W, 291 feet more or
 less to a county road.

Together with all improvements situate thereon and all water, water rights,
 ditches, ditch rights, reservoirs, and reservoir rights appertaining or belonging.
 RESERVING unto Grantor one-half ($\frac{1}{2}$) of all oil, gas, coal
 and other minerals presently owned by Grantor underlying
 the premises.

WITNESS hand this first day of November 1984

Allen O. Fordyce
 Allen O. Fordyce

State of Wyoming } ss.
 County of Sheridan

The foregoing instrument was acknowledged before me by Allen O. Fordyce,
 a widower

this first day of January, 1985.

Witness my hand and official seal.



Jane B. Clark
 Signature
 Notary Public
 Title of Officer