

RECORDED JULY 1, 1994 BK 367 PG 293 NO 172774 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

IRA ROADIFER and PEGGY LEE ROADIFER, husband and wife, Grantors, of Johnson County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEY AND WARRANT to JAMES L. GORZALKA and DANA L. GORZALKA, husband and wife, as Tenants by the Entireties, Grantees, whose address is 235 Water Street, Clearmont, Wyoming, 82835, the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Township 54 North, Range 79 West, 6th P.M.
Sheridan County, Wyoming

Section 21: A tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ being more particularly described as follows:

Beginning at a point located South 40°55' East, 137.0 feet from the southeast intersection lines of New York Avenue and Water Streets in the First Addition to Clearmont, Wyoming, said southeast intersection line is located South 67°34' East, 60 feet and South 22°26' West, 80 feet from the SE corner of Lot 12 of said First Addition; thence South 56°43' East, 149.0 feet to a point; thence South 44°24' West, 86.1 feet to a point; thence North 67°34' West, 187.0 feet to a point; thence North 56°27' East, 130.2 feet to the point of beginning.

TOGETHER WITH all improvements situate thereon and all easements and appurtenances thereunto belonging;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

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

WITNESS OUR HANDS this 9th day of April, 1992.

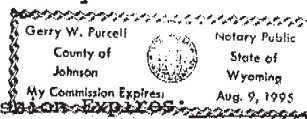
Ira Roadifer
IRA ROADIFER

Peggy Lee Roadifer
PEGGY LEE ROADIFER

STATE OF WYOMING)
) ss.
County of Johnson)

The foregoing instrument was acknowledged before me by IRA ROADIFER and PEGGY LEE ROADIFER this 9th day of April, 1992.

Witness my hand and official seal.



Gerry W. Purcell
Notary Public

My Commission Expires Aug. 9, 1995