

WARRANTY DEED

THOMAS E. WORDEN, also known as THOMAS WORDEN, and
CAROL J. WORDEN, also known as CAROL WORDEN, husband and wife,
Grantors of Sheridan County, and State of Wyoming, for and in
consideration of the sum of ONE DOLLAR AND OTHER GOOD AND
VALUABLE CONSIDERATION, in hand paid, receipt whereof is hereby
acknowledged, CONVEY AND WARRANT to DENNIS D. SPRECHER and
BERNEDA K. SPRECHER, husband and wife, it being the intention
of the parties to create an estate by the entireties in Grantees,
Grantees whose address is
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:

Lot 3 of the Resubdivision of Tract 7 of
Smith Creek Ranch Subdivision, being a
part of and situated in Section 24, Town-
ship 57 North, Range 87 West, Sixth Principal
Meridian, Sheridan County, Wyoming.

SUBJECT TO Underground Water Lease from John
A. Love, Jr. to Homer Denius, duly recorded
in Book 208 of Deeds at Page 554 in the
Office of the Sheridan County Clerk and
Registrar of Deeds.

SUBJECT TO covenants, conditions, restrictions,
assessments, rights-of-way and easements of
record, and as reserved on the plats of said
resubdivision and of said subdivision.

SUBJECT ALSO to the following restrictive
covenants:

No structure of temporary character, trailer,
mobile hom, basement, tent, shack, garage,
barn or other outbuilding shall be used on
any tract at any time as a residence either
temporarily or permanently except that a
mobile home may be used as temporary residence
for a period of not to exceed twelve (12)
months, if there is actually in progress
substantial construction on permanent principal
dwelling.

There shall be no resubdivision of any tract
in the subdivision into tracts which are
smaller than forty (40) acres and that this
restriction shall last for a period of fifteen
(15) years from March 19, 1976, which period
shall expire at midnight on March 18, 1991,
and this restriction shall run with the land.

EXCEPTING AND RESERVING from said property, easements and rights-of-way in, on, over, along, across and through such portions of such property as may be necessary for the erection, construction, maintenance, installation, operation and repair of pole lines with the necessary cross arms and wires for the transmission of electrical energy, and for telephone and telegraph lines and/or for laying and maintaining conduits and/or pipelines for said purposes and/or for water, gas, sewer and/or other purposes, together with the right of ingress and egress for the purpose of constructing, laying, maintaining, repairing and operating the same; also reserving the right to convey or lease the whole, or any portion of said easements and rights-of-way and rights of ingress and egress.

ALSO EXCEPTING AND RESERVING to the Grantors and to their heirs and assigns, one-half of all coal, oil, gas and other minerals and fissionable materials presently owned by said Grantors, contained in or underlying said lands, together with the right to enter thereon for the purpose of drilling for or mining the said coal, oil, gas and other minerals and fissionable materials and the right to use so much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto.

WITNESS their hands this 15th day of October,

1979.

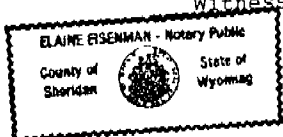
Thomas E. Worden
Thomas E. Worden

Carol J. Worden
Carol J. Worden

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

this 15th day of October, 1979, by THOMAS E. WORDEN, also known as THOMAS WORDEN, and CAROL J. WORDEN, also known as CAROL WORDEN.

Witness my hand and Official Seal.



Elaine Eisenman
Notary Public

My Commission expires: 1-2-81