

Joseph L. Buffer
Frances M. Buffer
 TO
John Niselka
George Gaiditz

WARRANTY
 DEED
 WITH RELEASE
 OF
 HOMESTEAD
 NO. 6441

THE STATE OF WYOMING, County of Sheridan, ss.
 This instrument was filed for record at 9 o'clock and 10 minutes A.M., on the 12th day of Aug. A. D. 1918, and duly recorded in Book 10, on Page 206.
James J. Mathrow Registrar.
McNair Deputy.

Joseph L. Buffer and Frances M. Buffer, his wife Grantor S.
 County and State of Wyoming for and in consideration of the sum of
 (\$7800.00) seven thousand eight hundred DOLLARS,
 in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant to John Niselka and George Gaiditz (equally) Grantee S., of Sheridan County, and
 State of Wyoming 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 and exemption laws of the State, to-wit: The east half of the northwest quarter and the

northeast quarter of the southwest quarter of Section Eleven (11), Township 15 N., Range 8 W., of the 6th P.M. Containing 120 acres. Less the exception as follows: To-wit: There is excepted from said land a strip of land 32 feet wide along the east side of the east half of the northwest quarter and continuing to the south at the same width of 32 feet for a distance of 16 feet into the northeast corner of the northeast quarter of the southwest quarter of said section 11, the same having been deeded to the Public by J. Frank Miller. Together with all improvements situated thereon and thereunto belonging, including all water, water rights, ditches, ditch rights, flumes, and head-gates belonging to said lands and used in the irrigation of the said lands. Being one and four tenths acre in the Pine and Creek Creek Ditch Co. and the right in the Robertsons & Zullig Ditch to run the same water. The Grantors agree to pay the taxes and all ditch assessments for the year 1918, possession of the said premises to be given April 1st, 1919. But should the parties of the second part desire to do any fall work such as putting in fall grain or plowing they have the right to do so.

WITNESS our hand at this 8th day of August 1918.

Signed, Sealed and Delivered in Presence of

Deys Haskbrauch Joseph L. Buffer
Frances M. Buffer

THE STATE OF Wyoming
 County of Sheridan
Notary Public

Deys Haskbrauch
 and for said County, in the State aforesaid, do hereby certify that said Joseph L. Buffer and Frances M. Buffer, his wife

personally known to me
 as the person whose name is subscribed to the annexed deed, appeared this day before me in person and acknowledged that they signed, sealed and delivered the said instrument in writing as their free and voluntary act and deed, including the release and waiver of the right of homestead.

And I further certify that Frances M. Buffer wife of the said Joseph L. Buffer was by me first duly examined separately and apart from her said husband in reference to the signing and acknowledging of said deed, the nature and effect of such deed being explained to her by me, and that she, being fully apprised of her right and of the effect of signing and acknowledging the said deed, did freely and voluntarily sign the same while as separate and apart from her said husband, and did then acknowledge that she freely and voluntarily signed and acknowledged the same, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 8th day of August A. D. 1918.

Deys Haskbrauch
Notary Public
 My commission expires on the 28th day of July A. D. 1921