

RECORDED NOVEMBER 10, 1976 BK 218 PG 309 NO 696773 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

THIS INDENTURE, made this 15th day of October 1976, between BAR 69 CATTLE CO., INC., a corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Sheridan, the GRANTOR, and PUBLIC SERVICE COMPANY OF OKLAHOMA, with principal mailing address of P. O. Box 201, Tulsa, Oklahoma 74102, the GRANTEE,

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said Grantee, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

A tract of land situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 35, Township 58 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the north line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 35 said point being located North 89°37'26" East, 1645.81 feet from the West quarter corner of said Section 35 said point also being Station 139+34.76 of the Young's Creek Ash Creek County Road; thence along the center line of said county road said Right of way being 30 feet left and 30 feet right South 13°22'25" East, 615.24 feet to Station 145+50 of said road; thence along the centerline of said road 50 feet to the right and 50 feet to the left 100 feet to Station 146+50 of said road; thence along said road 30 feet right and 30 feet left South 13°22'25" East, 249.58 feet to Station 148+99.58 the beginning of a 5° curve to the left with a central angle of 35°06'24" and a radius of 1145.9 feet a distance of 702.14 feet to EQ Station 156+01.68 BK = Station 549+62.48 AH; thence along said road 35 feet left and 35 feet right South 48°28'49" East, 32.34 feet to Station 549+94.82 the beginning of an 8° curve left with a central angle of 41°03'28" and a radius of 716.20 feet a distance of 513.15 feet to Station 555+07.97 the ending of said curve; thence along said center line of road 35 feet left and 35 feet right South 89°32'17" East, 692.03 feet to Station 562+00 of said survey;

thence along said survey 55 feet left and 35 feet right 200 feet to Station 564+00; thence along said center line 45 feet left and 35 feet right South 89°32'17" East, 58.29 feet to the point of beginning of a 4° curve to the right with a central angle of 21°16'51" with a radius of 1432.4 feet a distance of 532.02 feet to Station 569+90.31 the point of ending of said curve; thence along said center line 45 feet left and 35 feet right South 68°15'26" East, 9.69 feet to Station 570+00 of said survey; thence along said center line 35 feet left 35 feet right South 68°15'26" East, 703.02 feet to Station 576+93.33 the point of beginning of a 9° 10' curve to the right with a central angle of 30°09' 46" and a radius of 625.71 feet a distance of 329.40 feet to Station 580+22.73 the point of ending of said curve; thence along said center line 35 feet left and 35 feet right South 38°05'40" East, 317.27 feet to Station 583+40 of said survey said point also being located on the east line of Section 35 - said point also being located North 0°12'58" West, 102 feet from the Southeast corner of said Section 35. Said tract contains 8.04 acres, more or less.

EXCEPTING that part of the proposed Shell Oil Company Crow Coal Lease Spur Track Railroad which is within the above described right of way described as follows:

Starting at the southeast corner of said Section 35; thence North 89°50'58" West, along the south line of said Section 35, a distance of 413.71 feet to a point on the easterly right of way line of the Shell Oil Company Crow Coal Lease Spur Track Railroad, being the true point of beginning; thence continuing North 89°50'58" West, along said south line of Section 35, a distance of 69.95 feet to a point on the center line of said Shell Oil Company Spur Track at center line station 388+79.18; thence continuing North 89°50'58" West along said south line Section 35, a distance of 86.30 feet to a point on the westerly right of way line of said Shell Oil Company Spur Track; thence North 07°18'27" East along said right of way line, a distance of 400.42 feet to a point 50 feet left of centerline station 392+75; thence North 16°19'12" West along said right of way line, a distance of 237.17 feet to a point 125 feet left of centerline station 395+00; thence North 02°06'47" East along said right of way line, a distance of 625.00 feet to a point 125 feet left of centerline station 401+25; thence North 17°22'05" East along said right of way line, a distance of 85.69 feet to a point on the north line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35; thence South 89°53'12" East along the North line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, a distance of 101.55 feet to a point on the centerline of said Shell Oil Company Spur Track at centerline station 402+11.26; thence continuing South 89°53'12" East along said North line of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, a distance of 101.55 feet to a point on the easterly right of way line of said Shell Oil Company Spur Track; thence South 13°08'31" East along said right of way line, a distance 93.04 feet to a point 125 feet right of centerline station 401+25; thence South 02°06'47" West along said right of way line, a distance of 825.00 feet to

a point 125 feet right of centerline section 393+00; thence South 38°58'59" West along said right of way line, a distance of 125.00 feet to a point 50 feet right of centerline station 392+00; thence South 01° 27'47" East along said right of way line, a distance of 319.05 feet to the true point of beginning.

Said acreage within Young's Creek-Ash Creek Road being 0.4 acres, more or less.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

BAR 69 CATTLE CO., INC.

By William Craig Kukuchka
President



STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

On this 15th day of October, 1976, before me personally appeared WILLIAM CRAIG KUKUCHKA, to me personally known, who, being by me duly sworn, did say that he is the President of Bar 69 Cattle Co., Inc. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said William Craig Kukuchka acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 15th day of October, 1976.

William J. Reddy
Notary Public,



My Commission expires: March 24, 1978