

QUITCLAIM DEED

EARLE J. SIMPSON, now a single man, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and quitclaims to **INA MAY MITCHELL**, a married woman dealing in her sole and separate property, (herein referred to as "Grantee"), whose address is P. O. Box 9, Story, WY 82842, the following-described real estate which is situate in Sheridan and Johnson Counties, Wyoming, to-wit:

A tract of land lying in a portion of the $SE\frac{1}{4}SE\frac{1}{4}$ of Section 13, Township 53 North, Range 84 West; $S\frac{1}{2}$ Lot 4, Section 18, Township 53 North, Range 83 West, Sheridan County, Wyoming; a portion of Lot 1, Section 19, Township 53 North, Range 83 West, Johnson County, Wyoming, Sixth Principal Meridian; said tract being more particularly described as follows:

Beginning at the southeast corner of said Lot 4, said point being $S89^{\circ}20'34''W$, 1323.36 feet from the south quarter corner of said Section 18; thence $S89^{\circ}20'34''W$, 138.58 feet along said south line of Section 18 and the south line of a tract of land described in Book 291 of Deeds, Page 572, to a point; thence $S00^{\circ}39'26''E$, 363.00 feet along said south line of a tract described in Book 291 of Deeds, Page 572, to a point; thence $S89^{\circ}20'34''W$, 1200.00 feet along said south line of a tract described in Book 291 of Deeds, Page 572, to a point; thence $N00^{\circ}39'26''W$, 363.00 feet along said south line of a tract described in Book 291 of Deeds, Page 572, to the northwest corner of said Section 19; thence $S89^{\circ}56'51''W$, 1322.14 feet along the south line of said $SE\frac{1}{4}SE\frac{1}{4}$ of Section 13 and said south line of a tract described in Book 291 of Deeds, Page 572, to a point, said point being the southwest corner of said $SE\frac{1}{4}SE\frac{1}{4}$; thence $N01^{\circ}02'39''W$, 1265.82 feet along the west line of said $SE\frac{1}{4}SE\frac{1}{4}$ and west line of said tract described in Book 291 of Deeds, Page 572 to a point, said point lying on the centerline of South Piney Creek; thence $N49^{\circ}32'29''E$, 30.16 feet along said centerline and the north line of said tract described in Book 291 of Deeds, Page 572 to a point; thence $S60^{\circ}57'24''E$, 334.32 feet along said centerline and said north line of a tract described in Book 291 of Deeds, Page 572 to a point; thence, leaving said centerline, $N01^{\circ}02'39''W$, 209.41 feet along said north line of a tract described in Book 291 of Deeds, Page 572 to a point, said point lying on the north line of said $SE\frac{1}{4}SE\frac{1}{4}$; thence $N89^{\circ}54'37''E$, 1001.61 feet along said north line and said north line of a tract described in Book 291 of Deeds, Page 572 to a point, said point being the northeast corner of said $SE\frac{1}{4}SE\frac{1}{4}$; thence $S01^{\circ}23'02''E$, 666.50 feet along the east line of said $SE\frac{1}{4}SE\frac{1}{4}$ and said north line of a tract described in Book 291 of Deeds, Page 572 to a point, said point being the northwest corner of said $S\frac{1}{2}$ Lot 4; thence $N89^{\circ}28'46''E$, 1337.71 feet along the north line of said $S\frac{1}{2}$ Lot 4 and said north line of a tract described in Book 291 of Deeds, Page 572 to a point, said point being the northeast corner of said $S\frac{1}{2}$ Lot 4; thence $S01^{\circ}27'46''E$, 663.32 feet along the east line of said Lot 4 to the POINT OF BEGINNING. Said tract contains 69.86 acres more or less.

TOGETHER WITH all water, water rights, ditches, ditch rights, improvements and appurtenances which are located thereon or appurtenant thereto.

ALSO, TOGETHER WITH a nonexclusive easement for ingress, and egress, and for the installation and maintenance of utilities situated in the south 990 feet of the $SE\frac{1}{4}SW\frac{1}{4}$ and $S\frac{1}{2}SE\frac{1}{4}$ of Section 18, Township 53 North, Range 83 West, Sixth Principal Meridian, Sheridan County, Wyoming; said easement being a strip of land thirty (30) feet wide, the north and west line of said strip being more particularly described as follows:

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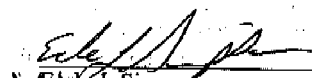
Commencing at the south quarter corner of said Section 18; thence N63°56'43"E, 2092.96 feet to the POINT OF BEGINNING of the herein described strip of land, said point being the northeast corner of a tract of land described in Book 291 of Deeds, Page 572 and lying on the west right-of-way line of the Wagon Box Monument County Road No. 145; thence, 990 feet north of and parallel to said south line of Section 18, S89°24'47"W, 1898.93 feet along the north line of said strip and north line of said tract described in Book 291 of Deeds, Page 572, to a point; thence, 990 feet north of and parallel to said south line of Section 18, S89°20'34"W, 1327.77 feet along the north line of said strip and north line of said tract described in Book 291 of Deeds, Page 572, to a point, said point lying on the west line of said SE¹/₄SW¹/₄ of Section 18; thence S01°27'46"E, 266.76 feet along the west line of said strip and the west line of said SE¹/₄SW¹/₄ to the POINT OF TERMINUS of said easement, said point being N65°14'03"W, 1475.11 feet from said south quarter corner of Section 18.

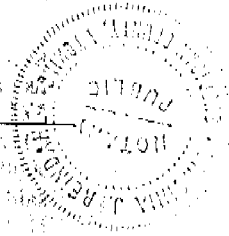
Basis of Bearings is Wyoming State Plane (East Central Zone).

(Rotate bearings 0°16'51" clockwise to record bearings per Book 291 of Deeds, Page 572).

The purpose of this Quitclaim Deed is to document the Grantor's change of name resulting from her marriage.

Dated this 27th day of November, 1996,


Earle J. Simpson



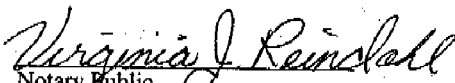
STATE OF WYOMING

County of Sheridan

ss.

The above and foregoing Quitclaim Deed was subscribed, sworn to and acknowledged before me this 27th day of November, 1996 by Earle J. Simpson.

WITNESS my hand and official seal.


Notary Public

My Commission expires: June 14, 1999