

WARRANTY DEED

Paul D. Pettit and Rosemary Bumbaca Pettit, husband and wife,

grantor, S. of Sheridan County, and State of Wyoming, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration ----- DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

Charles F. Walter and Barbara A. Walter, husband and wife, as an estate by the entireties with full right of survivorship,

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 exemption laws of the State, to-wit: A tract of land located in the N¹/₄NE¹/₄ of Section 23, Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point located South 75°19' West 725 feet from the North-east corner of said Section 23, thence west, 376.8 feet to a point; thence South 16°58' West, 404 feet to a point; thence South 21° 08' West, 278.7 feet to a point; thence South 35° 48' West 430.9 feet to a point in the center of Tongue River; thence along the center of Tongue River, South 61° 55' East, 207.1 feet to a point; thence along the center of Tongue River, North 81° 22' East, 108 feet to a point; thence along the center of Tongue River north 46° 47' East, 540.5 feet to a point thence leaving said Tongue River North 13° 03' East, 725.8 feet to the point of beginning; said tract contains 10 acres, more or less.

Except a 30 foot wide road easement located through the above tract the centerline of which is described as follows; Beginning at a point located East, 15 feet from the Northwest corner of said tract; thence South 16° 58' West, 389 feet to a point; thence South 71° East, 380 feet more or less to the East boundary of said tract.

Also, a 50 foot wide road easement to above tract, from U. S. Highway 87, the center line of which is described as follows: Beginning at a point located 25 feet East of said Northwest corner of said tract thence in a northeasterly direction to the south boundary of the Burlington Northern Railroad; said point being located north 800 feet and west 55 feet of the Southeast corner of said Section 14; thence across said Railroad right of way to a point located North 900 feet and West 25 feet of said Southeast corner of said Section 14; thence North, 395 feet to a point; the said point being located 25 feet south of the southerly boundary of Highway U. S. 87; thence parallel to said right of way in a northwesterly direction a distance of 94 feet, more or less, together with all water, water rights, ditch and ditch rights pertaining thereto.

WITNESS our hand, S. this 11TH day of OCTOBER, 1972

Paul D. Pettit
Rosemary Bumbaca Pettit

State of Wyoming }
County of Sheridan } ss.

The foregoing instrument was acknowledged before me this 11TH day of OCTOBER, 1972, by Paul D. Pettit and Rosemary Bumbaca Pettit, husband and wife, with my hand and official seal.



J. D. Dunning
Signature
Notary Public
Title of Officer

My Commission expires May 27, 1975
My Commission Expires: