

WARRANTY DEED RECORD NO. 39

THE HILLS COMPANY, SHERRMAN 48024

GUY W. BACKUS

TO

LORRAINE BACKUS

WARRANTY
DEED
WITH RELEASE
OF
HOMESTEAD
No. 187598

THE STATE OF WYOMING, County of Sheridan, ss.

This instrument was filed for record at 2 o'clock and 30 minutes P. M., on the 15th day of June

A. D. 1936, and duly recorded in Book 38 on Page 383

B. B. Hume Register

Deputy

Guy W. Backus

Grantor

of Sheridan County, and State of Wyoming, for and in consideration of one dollar and other good and valuable consideration DOLLARS,

In hand paid, receipt whereof is hereby acknowledged, Convey and Warrant to Lorraine Backus

Grantee, 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:

All of lots numbered 8, 9, 26, 27 and 28 of the Helvey Subdivision of Lots 1 and 2 of Block 4 of Fifth Vale Avoca Place an addition to the Town, now City of Sheridan, Wyoming, as said lots are marked and numbered on the official plat of said addition now on file in the office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming.

A tract of land lying in the Southeast quarter of the southwest quarter of Section 26, Township 55 North, Range 84 West of the Sixth Principal Meridian. Described as follows: Commencing at a point 369.5 feet North of the southeast corner of the southwest quarter of said Section, running thence west 485 feet to a point, thence North parallel with the East line of said Southwest quarter to the north line of the southeast quarter of the southwest quarter of said Section 26, thence East 485 feet to the East line of said southwest quarter, thence south to the point of beginning containing 10 acres, more or less, together with any water rights appurtenant thereto.

All of the northeast quarter of the southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-Six (26), in Township Fifty-five (55) North, Range Eighty-four (84) West, excepting a strip of land one hundred and twenty (120) feet wide lying adjacent and parallel with the West side of said subdivision, (36 acres more or less); also a tract of land in the southeast corner of the southeast quarter of the southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 26, being described as follows: Beginning at the southeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, thence north on the east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of three hundred sixty nine and five tenths (369.5) feet to a point, thence West four hundred and eighty-five (485) feet, thence south two hundred ninety-two and five tenths (292.5) feet to a point on the north right-of-way line of the Sheridan-Buffalo State Highway, thence in a Southeasterly direction on said right-of-way line a distance of one hundred forty three and five tenths (143.5) feet to a point on the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, thence east three hundred and sixty (360) feet to the point of beginning, (3 acres more or less); together with all water and ditch rights adjudicated and being upon the lands heretofore described, and more particularly 1/25 of 1/8 of the east side Ditch taking water from Little Goose Creek for irrigation purposes. Also an easement for private road purposes only, twenty (20) feet in width along, parallel and adjacent to the East side of the remaining portion of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; and also an easement for private road purposes only, twelve (12) feet in width along the east side of and parallel to the following described course and distance: beginning at a point one hundred and twenty (120) feet east of the northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, south a distance of Seven Hundred and Eighty-two feet (782) to the Sheridan-Buffalo State Highway. Conveyance is also made herein by said grantor to said grantee, of an undivided one-half interest in and to the fences enclosing lands described herein.

WITNESS MY hand this 15th day of June, 1936

Signed, Sealed and Delivered in Presence of
Maurice L. Cone

Guy W. Backus

THE STATE OF WYOMING,
County of Sheridan } ss.

On this 15th day of June, 1936, before me personally appeared
Guy W. Backus

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, including the release and waiver of the right of homestead, the said wife having been by me first fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and Notarial seal, the day and year in this certificate first above written.

Thelma Hotchkiss

Notary Public.

(SEAL)

My commission expires on the 16th day of March, A. D. 1938