

624

RECORDED JANUARY 10, 1980 BK 245 PG 624 NO. 782081 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

DAVID B. KENNEDY, an individual dealing with his sole and separate property, Grantor, of Sheridan County and State of Wyoming, for and in consideration of the exchange of lands by Grantees to Grantor, the sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to EARL L. HEPP and PATRICIA J. HEPP, husband and wife, it being the intention to create an estate by the entireties, Grantees, whose address is Banner, Wyoming 82832, the following described real estate situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Township 54 North, Range 85 West, 6th P.M.

Section 1: Lots 1, 2, 3 and 4, S $\frac{1}{2}$ NE $\frac{1}{4}$
Section 2: Lots 1 and 2

Township 55 North, Range 85 West, 6th P.M.

Section 36: SE $\frac{1}{4}$

A tract of land located in and being a portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 31, Township 55 North, Range 84 West and also being a portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 6, Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point on the West line of said Section 31, from which the NW Corner of said Section 31 lies North 00°18'04" West a distance of 4132.60 feet, thence North 89°35'49" East a distance of 365.18 feet, thence South 00°19'51" East a distance of 1789.27 feet, thence South 89°35'50" West a distance of 365.18 feet, thence North 00°23'07" West a distance of 628.18 feet along the West line of said Section 6 to the NW Corner of said Section, thence North 00°18'04" West a distance of 1161.08 feet along the West line of said Section 31 to the point of beginning.

Together with all improvements situate thereon and all water, water rights, ditches and ditch rights thereunto belonging, including 2 Shares of the Capital Stock of Peralta Ditch Company.

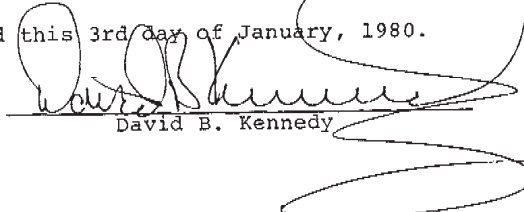
ALSO INCLUDING that certain easement executed by J C Ranch, Inc., in favor of Otto Kusel, which Easement is used as a means of ingress and egress to said lands.

ALSO INCLUDING a sixty-foot right of way across certain lands in Section 6, Township 54 North, Range 84 West and Section 31 in Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, to give Grantees additional access to the lands being conveyed by this Warranty Deed.

EXCEPTING AND RESERVING, HOWEVER, to the Grantor and to his heirs and assigns, one-half of all oil, gas, minerals and fissionable materials which are presently owned by Grantor, and which are contained in or underlying said land, together with the right to use so much of the surface as may be necessary for such purposes, provided the owner of the surface is reasonably compensated for any damage done thereto.

The Grantor expressly represents that neither he, nor any member of his family, have ever resided upon the above described real property, or any part thereof, nor claim the same to be a place of residence and that said real property is non-homestead in character.


WITNESS his hand this 3rd day of January, 1980.



David B. Kennedy

STATE OF WYOMING)
)SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 3rd day of January, 1980, by DAVID B. KENNEDY.

WITNESS my hand and Official Seal.


Notary Public


My Commission expires: March 24, 1982

RECORDED JANUARY 10, 1980 BK 245 PG 626 NO. 782083 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

GARY VAN METER and ROBIN VAN METER, husband and wife

grantor S., of _____ Sheridan _____ County, and State
 of Wyoming _____, for and in consideration of the sum of Ten Dollars (\$10.00) and
 other good and valuable consideration _____ DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO WILLIAM K. WALLER
 and LAURIE L. WALLER, husband and wife, as tenants by the entirety _____

grantee S., whose address is _____ Ranchester, 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:

The East 49 feet of Lot 13, and the South 15 feet of the East 49 feet
 of Lot 14, in Block 11, Town of Ranchester, Sheridan County, Wyoming.
 Said Block situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19,
 Township 57 North, Range 85 West of the 6th P.M.

Together with all improvements situate thereon or thereunto belonging.

WITNESS OUR _____ hand S. _____ this 10th day of January, 19 80

Gary Van Meter
Robin Van Meter

State of Wyoming _____

County of Sheridan _____

ss.

The foregoing instrument was acknowledged before me by GARY VAN METER and ROBIN VAN METER,
 husband and wife _____

this 10th day of January, 19 80.

Witness my hand and official seal.

Lonnie J. Fischer

Signature

Notary Public

Title of Officer

My Commission Expires: *October 15, 1981*