

WARRANTY DEED

DAVID B. KENNEDY and SALLY P. KENNEDY, husband and wife, of 75 Laurin Drive, Ann Arbor, Michigan, Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and received, hereby convey and warrant to HAROLD O. THOBABEN, II and SUE E. THOBABEN, husband and wife, as tenants by the entirety with full rights of survivorship, Grantees, of Sheridan County, Wyoming, the following-described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

A parcel of land located in the E $\frac{1}{2}$ SW $\frac{1}{4}$  and in Lot 4 of Section 31, Township 55 North, Range 84 West and in the N $\frac{1}{2}$  of Lots 3 and 4, Section 6, Township 54 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point which is South 32°50'05" East, 677.82 feet from the Northwest corner of said Section 6, said point being at a fence corner; thence along a fence line North 0°23'09" West, 1732.16 feet to a fence corner; thence North 89°31'49" East, 1420.77 feet; thence along the West boundary of Parker Draw Subdivision South 0°29'23" East, 1753.26 feet to a fence corner, said point also being the Southwest corner of Lot 26 of said subdivision; thence along a fence line North 89°37'14" West, 1424.08 feet to the point of beginning. Said parcel containing 56.904 acres, more or less.

Also including a 30 foot wide access easement with the centerline described as follows:

Beginning at a point lying North 71°59'28" East, 1876.03 feet from the Southwest corner of said Section 31, said point being on the West boundary of Parker Draw Subdivision and also being the center of a dedicated extension of Cato Drive; thence North 83°44'45" West, 523.00 feet; thence South 87°53'49" West, 416.37 feet; thence South 57°25'46" West, 463.95 feet; thence South 64°17'55" West, 105.91 feet to the point of ending, said point of ending being located North 47°58'26" East, 486.97 feet from the Southwest corner of said Section 31, lengthening or shortening the side lines of said easement to intersect property lines.

Together with all improvements situated thereon and water rights appurtenant thereto.

Subject to existing covenants, conditions, easements, including the above-described non-exclusive right-of-way easement, reservations and restrictions of record.

Reserving and excepting to Grantors and their heirs, successors, administrators and assigns forever one-half (50%) of all minerals and rights and interests in minerals now owned by Grantors or hereinafter discovered upon or within the property.

Dated this 2nd day of January, 1992.

David B. Kennedy  
DAVID B. KENNEDY, Grantor

Sally P. Kennedy  
SALLY P. KENNEDY, Grantor

State of Michigan )  
: ss.  
County of Washtenaw

Subscribed and sworn to before me this 2nd day of January, 1992, by David B. Kennedy and Sally P. Kennedy, Grantors.

Witness my hand and official seal.

SUSAN L. GARVER  
NOTARY PUBLIC - WAYNE COUNTY, MICH.  
ACTING IN WASHTENAW CO., MI  
MY COMMISSION EXPIRES 08-26-95

Susan L. Garver  
Notary Public  
Susan L. Garver

My Commission Expires: \_\_\_\_\_