

RECORDED APRIL 28, 1982 BK 265 PG 605 NO. 841503 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

JAMES W. REYNOLDS and FRANCES M. REYNOLDS, husband and wife

grantor, S., of Sheridan County, and State
 of Wyoming for and in consideration of One Dollar and other good
and valuable consideration

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO DAVID D. ACKERMANN and
LAURA M. ACKERMANN, husband and wife, it being the intention to create an

estate by the entireties in the grantees

grantee, S., whose address is Route 2, Box 246D, Sheridan, Wyoming 83301

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:

East one-half of Lot 2, Reynolds Subdivision, Sheridan County, Wyoming.

SUBJECT TO an easement and right-of-way across the northern part of the
 above described real property 20 feet in width and located in an area
 parallel to and between 15 and 35 feet south of the north line of
 the above described property, said easement attaching to and being
 appurtenant to the west half of Lot 2, Reynolds Subdivision, Sheridan
 County, Wyoming.

Together with all water and water rights appurtenant thereto.

Subject to all exceptions, reservations, rights-of-way, easements,
 covenants and mineral leases of record.

EXCEPTING AND RESERVING, HOWEVER, to the Grantors, and to their heirs and assigns,
 fifty (50%) per cent of all coal, oil, gas and other minerals and fissionable
 materials presently owned by Grantors, contained in or underlying said lands,
 together with the right to enter thereon for the purpose of drilling for or
 mining the said coal, oil, gas and other minerals and fissionable materials and
 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.

WITNESS our hand, S. this 16 day of April, 19 82.

JAMES W. REYNOLDS

James W. Reynolds
Frances M. Reynolds
 FRANCES M. REYNOLDS

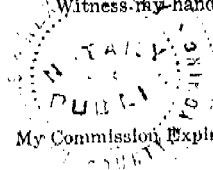
State of WYOMING
 County of SHERIDAN } ss.

The foregoing instrument was acknowledged before me by James W. Reynolds and

Frances M. Reynolds, husband and wife

this 16 day of April, 19 82.

Witness my hand and official seal.



My Commission Expires: July 26 1984

[Signature]
 Signature
 Notary Public
 Title of Officer

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