

WARRANTY DEED

JOSEPH L. FLETCHER, a single person, Grantor, of Sheridan County and State of Wyoming, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to CHARLES A. BIRDIE and JUDY BIRDIE, husband and wife, it being the intention to create an estate by the entireties in the grantees, Grantees, whose address is 3802 Rounder Drive, Gillette WYO. 82714, 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 1630 feet of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 16 and that portion of the East 1630 feet of the SE $\frac{1}{4}$ of Section 9, T. 55 N., R. 85 W., 6th P.M., Sheridan County, Wyoming, said portion more particularly described as follows:

Beginning at the southeast corner of said Section 9; thence N. 0°11'11" W., 2343.27 feet along the east line of said SE $\frac{1}{4}$ to a point; thence S. 89°33'07" W., 296.00 feet to a point; thence N. 0°11'11" W., 296.00 feet to a point on the north line of said SE $\frac{1}{4}$; thence S. 89°33'07" W., 245.60 feet along said north line to a point; thence S. 0°11'11" E., 666.65 feet to a point; thence S. 38°58'22" W., 192.81 feet to a point; thence S. 19°15'28" E., 78.46 feet to a point; thence S. 08°36'37" W., 113.43 feet to a point; thence S. 89°12'24" W., 239.90 feet to a point on the east line of an access easement recorded in Book 305 of Deeds, Page 453, thence S. 01°15'16" W., 133.50 feet along said east line to a point; thence S. 14°19'44" W., 67.91 feet to a point, said point being the northeast corner of a tract described in Book 216 of Deeds, Page 494; thence S. 0°28'11" W., 295.23 feet to the southeast corner of said tract; thence N. 89°33'15" W., 295.52 feet to the southwest corner of said tract; thence S. 16°02'46" W., 649.04 feet to a point; thence S. 89°48'48" W., 234.36 feet to a point, said point being 1630 feet west of the east line of said SE $\frac{1}{4}$; thence S. 0°11'11" E., 518.33 feet to a point on the south line of said SE $\frac{1}{4}$; thence N. 89°47'08" E., 1630.00 feet along said south line to the point of beginning.

Grantor does not warrant for discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.

Subject to all rights-of-way, easements and restrictions of record, including that right-of-way easement dated September 23, 1986 and recorded in Book 305 of Deeds at Page 453.

Together with all improvements situate thereon, and all water and water rights, ditches and ditch rights, and reservoir rights used thereon and appertaining or appurtenant thereto.

ALSO EXCEPTING AND RESERVING to the Grantor and to his heirs and assigns, all coal, oil, gas and other minerals and fissionable materials presently owned by said Grantor, 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 thereon.

Grantor hereby expressly reserves to himself, his heirs, executors, administrators, personal representatives, transferees and assigns, a right-of-way easement for the purpose of furnishing a means of ingress and egress to the tract of land owned by the Grantor, containing 35.01 acres, more or less, and lying immediately to the east of and adjacent to the land hereinabove described, which is being conveyed to Grantees by this Deed. Said 35.01 acre tract is described as follows:

A tract of land situated in the SE $\frac{1}{4}$ of Section 9, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

Beginning at a point on the north line of said SE $\frac{1}{4}$, said point being S. 89°33'07" W., 1630.02 feet from the east quarter corner of said Section 9; thence N. 89°33'04" E., 1088.42 feet to a point; thence S. 0°11'11" E., 666.65 feet to a point; thence S. 38°58'22" W., 192.81 feet to a point; thence S. 19°15'28" E., 78.46 feet to a point; thence S. 08°36'37" W., 113.43 feet to a point; thence S. 89°12'24" W., 239.90 feet to a point on the east line of an access easement recorded in Book 305 of Deeds, Page 453; thence S. 01°15'16" W., 133.50 feet along said east line to a point; thence S. 14°19'44" W., 67.91 feet to a point, said point being the northeast corner of a tract described in Book 216 of Deeds, Page 494; thence N. 89°32'33" W., 295.52 feet to the northwest corner of said tract; thence S. 0°28'11" W., 295.29 feet to the southeast corner of said tract; thence S. 16°02'46" W., 649.04 feet to a point; thence S. 89°48'48" W., 234.36 feet to a point, said point being 1630 feet west of the east line of said SE $\frac{1}{4}$; thence N. 0°11'11" W., 1125.83 feet to a point on the south line of a tract of land described in Book 185 of Deeds, Page 312; thence S. 86°50'00" E., 24.81 feet to the southeast corner of said tract; thence N. 01°34'00" E., 208.00 feet to the northeast corner of said tract; thence due West, 31.13 feet along the north line of said tract

to a point; thence N. 0°11'11" W., 781.92 feet to the point of beginning.

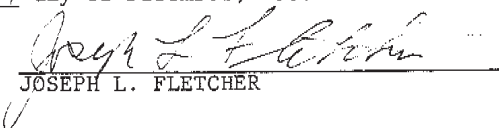
Said tract contains 35.01 acres, more or less.

Basis of Bearings is Wyoming State Plane.

The easement and right-of-way being reserved is part of that right-of-way easement conveyed by Grantor to Ross Ellwood Iverson and Deborah Ann Iverson, husband and wife, the said right-of-way easement being dated September 23, 1986 and recorded on September 23, 1986 in Book 305 of Deeds at Page 453 in the Office of the County Clerk of Sheridan County, Wyoming, and being that part of said right-of-way easement which crosses the land being conveyed by Grantor to Grantees. It is understood that this right-of-way easement being reserved shall be used to service only one homesite located on the 35.01 acre tract of land. It is understood that the right-of-way easement dated September 23, 1986 does service the Iverson tract.

There is also included in this conveyance, one water tap for the delivery of water from the City of Sheridan, Wyoming. Grantor expressly states that he does not guarantee or warrant the quality, quantity, usability or availability of such water. This right-of-way was granted to the Fletcher Construction Co. for a water tap from the City of Sheridan water main for incidental purposes as contained in that instrument recorded on February 3, 1972 in Book 305 of Deeds at Page 453.

WITNESS my hand this 18th day of December, 1987.


JOSEPH L. FLETCHER

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me
by JOSEPH L. FLETCHER this 25th day of December, 1987.

WITNESS my hand and official seal.



E. Marie Waichman
Notary Public

My Commission expires: 6-18-88