

WARRANTY DEED

ALTON R. COULTER and DARYL L. COULTER, husband and wife, and MARVIN TURNER and CHARLOTTE C. TURNER, husband and wife, grantors, 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 AVOCA APARTMENTS, a Limited Partnership, grantee, whose address is 1521 West Fifth Street, Sheridan, Wyoming 82801, 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:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West, and including a part of Lot 24 of the Subdivision of Lot 8 and part of Lot 13, Block 1, Tschirgi Addition to the City of Sheridan, Wyoming, described as follows:

Beginning at a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 35, where said line intersects the Southwesterly line of said Lot 24; thence N. 54°56' W., 10.0 feet; thence N. 53°09' E., 83.6 feet to the Northeasterly line of said Lot 24; thence N. 27°00' W., 120.1 feet; thence N. 35°00' E., 402.7 feet; thence N. 80°00' E., 22.8 feet; thence South 81°00' E., 200.0 feet; thence S. 37°00' E., 127.3 feet; thence S. 32°17' W., 58.0 feet; thence S. 57°43' E., 10.0 feet; thence S. 32°17' W., 65.0 feet; thence S. 14°36' W., 159.8 feet; thence S. 2°16' W., 100.9 feet; thence N. 45°42' W., 42.7 feet; thence N. 55°31' W., 36.3 feet; thence N. 72°37' W., 53.2 feet; thence S. 80°01' W., 22.9 feet; thence S. 77°01' W., 73.55 feet; thence S. 77°46' W., 66.8 feet; thence S. 79°05' W., 22.2 feet; thence S. 59°02' W., 20.0 feet; thence S. 71°11' W., 18.5 feet; thence S. 60°05' W., 20.1 feet; thence S. 35°04' W., 57.3 feet; thence N. 55°56' W., 40.0 feet to the point of beginning, containing 3.91 acres.

Subject to exceptions and reservations contained in patents from the United States.

Subject to existing easements for roads, highways, ditches, canals, laterals and power and transmission lines.

Subject to the easement to the City of Sheridan,
Wyoming, for flood control project.

Subject to that mortgage executed by Avoca
Apartments, Inc., a corporation in favor of
Farmers Home Administration, United States
Department of Agriculture, dated June 24, 1977,
and recorded on June 24, 1977 in Book 159 of
Mortgages at page 586-589 in the office of the
County Clerk of Sheridan County, Wyoming. This
mortgage being given to secure the payment of
the principal sum of \$1,442,000.00 plus accru-
ing interest with interest at the rate of nine
(9%) percent per annum.

The property described herein was obtained or
improved through Federal financial assistance.
The property is subject to Title VI of the
Civil Rights Act of 1964 and the regulations
issued pursuant thereto for as long as the
property continues to be used for the same or
similar purpose for which financial assistance
was extended or for as long as the purchaser owns
it, whichever is longer.

This is a Corrective Deed and is given to
correct that Warranty Deed executed by grantors
in favor of grantees, dated November 3, 1977 and
recorded on March 28, 1978 in Book 228 of Deeds
at page 484 as instrument No. 732147. The
grantors being the general and limited partners
of the grantee.

WITNESS our hands this 23rd day of May, 1978.

Alton R. Coulter
Alton R. Coulter

Daryl L. Coulter
Daryl L. Coulter

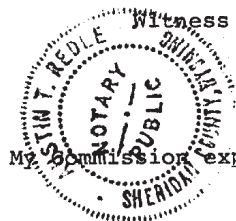
Marvin Turner
Marvin Turner

Charlotte C. Turner
Charlotte C. Turner

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me
by Alton R. Coulter and Daryl L. Coulter, husband and wife, and
Marvin Turner and Charlotte C. Turner, husband and wife, this
23rd day of May, 1978.

Witness my hand and official seal.



Christine Redle
Notary Public

My Commission expires: Dec. 1, 1979