

RECORDED AUGUST 27, 1993 BK 360 PG 505 NO 147405 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

Ann M. Spaulding, a single woman, grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO C. Michael Reed and Mary M. Reed, husband and wife, as an estate by the entireties with full right of survivorship, grantees, whose address is 166 Highway 14 East Sheridan WY 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:

Tract of land situated in the NW1/4SW1/4 of Section 6, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point which is North 13°16'30" East, a distance of 1,921 feet from the Southwest corner of said Section 6; thence South 83°47'30" West, a distance of 357.55 feet; thence North 1°14' East, a distance of 271.80 feet; thence South 88°42' East, a distance of 346.55 feet; thence South 0°47'30" East, a distance of 225.30 feet to the point of beginning.

SUBJECT TO the following road easement 15 feet in width, 7.5 feet on each side of a center line which is more particularly described as follows:

Beginning at a point which is North 12°44'20" East, a distance of 1,914.75 feet from the Southwest corner of said Section 6; thence North 48°19'30" West, a distance of 59.15 feet; thence North 6°30' West, a distance of 79.5 feet; thence North 38°23' East, a distance of 98.2 feet; thence North 14°02' East, a distance of 33 feet to the Northeast corner of the two acre tract.

The original described land being sold here and above, will also include an easement for access purposes to said tract from U.S. Highway #14, said easement being 15 feet in width, 7.5 feet on each side of a centerline which begins at a point which is North 10°07'50" East, a distance of 2,445.65 feet from the Southwest corner of said Section 6, Township 55 North, Range 83 West, and continues South 01°20' East, a distance of 312.65 feet to the North line of said Tract being sold hereunder.

Subject to all reservations, restriction, easements, rights-of-way and covenants of record.

WITNESS my hand this 1st day of August, 1988.

Ann M. Spaulding
Ann M. Spaulding

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Ann
M. Spaulding, a single woman, this 1ST day of August,

1987

WITNESS my hand and official seal.


Notary Public

My Commission Expires: June 25, 1991