

No 8198

James M. Thurmond
and wife
To

Grand Island and
Wyoming Railroad Company
Filed December 30th 1892 10:20 A.M.

Right of ^{Way} Easement.

Know all Men by these Presents, That James M. Thurmond, and Barbara S. Thurmond, husband and wife of the County of Sheridan and State of Wyoming in consideration of the sum of One Hundred (100) dollars in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grand Island and Northern Wyoming Railroad Company, a corporation, its successors and assigns, the following described Real Estate, situated in Sheridan County, State of Wyoming to-wit:

A strip of land one hundred (100) feet wide, the same being fifty (50) feet wide on each side of the center line of the Railroad of said Company, as the same is now located and situated upon and across the southeast Quarter (SE 4) of the northeast Quarter (NE 4) of section No. Nineteen (19), Township No. Fifty six (56) North of Range No. Eighty three (83) west of the sixth (6th) Principal Meridian.

The said first parties hereto do, for themselves, their heirs, successors and assigns, covenant and agree, to and with the said second party, its successors and assigns, that they are the true lawful, and rightful owners of the aforesaid land and that they are now lawfully seized and possessed of the same as a good, perfect and absolute estate under the laws of the United States and of the State of Wyoming, and do hereby covenant to warrant and defend the title thereof against the lawful claims of all persons whomsoever and especially as against the Farmers Investment Company, of Greeley, Colorado, on account of mortgages recorded on page 334, in book "A" of Mortgages, records of Sheridan County, Wyoming, to have and to hold the same unto the said Railroad Company, its successors and assigns forever and in addition to the right of way described above do hereby grant, for themselves ^{and} their heirs and assigns the right to said Railroad Company to erect and maintain a snow fence

for the term of four months, each and every year after the date of this instrument, - at any point within one hundred feet on either or both sides of the center line of said Railroad, as now located on above described land; said term of four months to begin November 15th and end March 15th each year.

In witness whereof, We have hereunto set our hands and seal, this the sixth (6th) day of October, 1892.

James W. Thurmond
Barbara V. Thurmond.

Signed, sealed and delivered in presence of

J. W. Kremer

W. S. Metz

State of Wyoming }
County of Sheridan } ss. J. S. Metz

A Notary Public within, and for said County and State, do hereby certify that James W. Thurmond and Barbara V. Thurmond are personally known to me as the persons whose names are subscribed to the annexed deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.

And I further certify that Barbara V. Thurmond, wife of the said James W. Thurmond, was by me first examined separate and apart from her said husband in reference to the signing and acknowledging of such deed, the nature and effect of such deed being explained to her by me, and that she being fully apprised of her right, and effect of signing and acknowledging such deed, did sign the same while so separate and apart from her said husband, and did then acknowledge that she freely and voluntarily signed and acknowledged the same for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of October A.D. 1892.

(Seal)

W. S. Metz, Notary Public