

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

WHEREAS, on August 18, 1972, Frederick G. Petersen, a single man, Michael R. Nystrom and Patricia S. Nystrom, husband and wife, of Sublette County, Wyoming, and James P. Petersen and Julie D. Petersen, husband and wife, of Butte County, California, as mortgagors, executed a mortgage in favor of Christian Bunning and Margaret F. Bunning, husband and wife, of Sweetwater County, Wyoming, as mortgagees, to secure the repayment of a promissory note in the principal sum of \$70,000.00, covering H. E. Survey No. 159, embracing portions of Sections 3 and 10, T33N, R107W of the 6th P.M., Sublette County, Wyoming, exclusive of a 38.747 acre tract therein contained known as Boulder Lake Country Estates, First Filing, consisting of lots numbered 1 through 33.

WHEREAS, a second filing has been made covering an additional 17.718 acres of H. E. Survey No. 159, containing lots numbered 34 through 48, which tract is subject to the afore-mentioned mortgage.

WHEREAS, said mortgage was recorded on the 1st day of September, 1972, in Book 24 of Mortgages, at Page 137A, in the office of the County Clerk and Ex-Officio Register of Deeds of Sublette County, Wyoming.

WHEREAS, it is the intention of the undersigned to release said mortgage, its lien and the debt secured thereby only as to the said Second Filing of Boulder Lake Country Estates, on the condition that said mortgage remain in full force and effect as to the balance of land covered by said mortgage.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the real estate mortgage dated August 18, 1972, made by Frederick G. Petersen, Michael Nystrom, Patricia S. Nystrom, James P. Petersen and Julie D. Petersen, as mortgagors, delivered to Christian Bunning and Margaret F. Bunning, husband and wife, as mortgagees, which was recorded in the office of the County Clerk and Ex-Officio Register of Deeds of Sublette County, Wyoming, on the 1st day of September, 1972, in Book 24 of Mortgages, at Page 137A, be and the same is hereby released, discharged and deemed satisfied in regard to the following described tract of real property, it being understood that said mortgage, its lien and the debt secured thereby shall remain in full force and effect as to all other lands described in said mortgage:

Boulder Lake Country Estates, Second Filing, consisting of 17.718 acres, more or less, being a portion of H. E. Survey No. 159, located in Section 3, T33N, R107W of the 6th P.M., Sublette County, Wyoming, more particularly described as:

Commencing at the Southeast Corner of Lot 33 of the First Filing of Boulder Lake Country Estates, which is the point of beginning; thence N52°24'59"E a distance of 280.00 feet to the Northwest Corner of Lot 34; thence S72°44'59"E a distance of 238.00 feet; thence S72°45'00"E a distance of 31.00 feet to the Northeast Corner of Lot 34; thence S72°45'00"E a distance of 369.00 feet to the Northeast Corner of Lot 38; thence S04°55'00"W a distance of 88.00 feet to the Southeast Corner of Lot 38; thence N79°59'58"E a distance of 32.00 feet to the Northeast Corner of Lot 44; thence N84°00'00"E a distance of 200.00 feet to the Northeast Corner of Lot 45; thence N50°50'00"E a distance of 230.00 feet to the Northeast Corner of Lot 46; thence S10°15'00"E a distance of 145.00 feet to the Southeast Corner of Lot 46, which point is on the Northwest boundary of Bridger Drive; thence along the curve to the left, delta = 24°22'46", radius = 175.00 feet, a distance of 74.48 feet; thence S76°00'00"E a distance of 40.00 feet to a point on the Southeast boundary of Bridger Drive; thence along the arc of a curve to the right, delta = 76°00'00", radius = 135.00 feet, a distance of 179.07 feet; thence east a distance of

RECORDED
IN BOOK 8 PAGE 484
1974 11 30 1974
SUBLETTE COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING
FEE \$ 3.00
BY *Chris J. Clark*