

RECORDED 7-26-25 1971 2:00 P.M.  
 IN BOOK 5 *Land Ch. Deed* PAGE 51  
 FEES 2.00 *Que. R. Clark* COUNTY CLERK  
 SUBLINTE COUNTY CLERK

124845

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Max B. Gardens, grantor, of the County of Los Angeles, State of California, for the consideration of Ten and No/100 (\$10.00) Dollars in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEYS AND QUITCLAIMS TO Robert W. Wagstaff of Jackson County, Missouri, all interest in the following described real property, situate in the County of Sublette in the State of Wyoming, to-wit:

In Township 38 North, Range 113 West of the 6th Principal Meridian, Sublette County, Wyoming:

Section 13: E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$	<u>Acres</u>
	300

The above lands are hereby conveyed together with all improvements thereon, and easements, appurtenances, incidents, rights of way, remainder and reversionary rights, and rents, issues and profits belonging or appertaining thereto; all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, and all rights to the use of all water, ditches and reservoirs used in connection therewith or appertaining thereto; all option rights which the grantor has, or may have, to purchase any of the above described real property; all of the grantor's right, title and interest in and to that certain Agreement for Warranty Deed made and entered into by and between James Bosone, a single person, as first party, and Max B. Gardens and F. J. Mollring, as second parties, dated October 15, 1968, in the principal sum of \$135,000.00, and filed for record in the office of the County Clerk and Ex-Officio Register of Deeds within and for Sublette County, Wyoming, on the 22nd day of October, 1968 and recorded in Book 25 of Miscellaneous on Page 277; all right, title and interest which the grantors have, or may have, in and to an Agreement for Warranty Deed made and entered into by and between Max B. Gardens, a single person, as first party, and Dell Creek Ranch, a joint venture composed of Max B. Gardens, Fred Brosio and Charles E. Watt, as second party, dated November 5, 1968 and filed for record in the office of the County Clerk and Ex-Officio Register of Deeds within and for Sublette County, Wyoming, on the 18th day of November, 1968, in Book 25 of Miscellaneous on Page 319. The grantor does hereby certify that the above described property has never been occupied by himself nor his spouse as a Homestead.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 17th day of February, 1971.

*Max B. Gardens*

Max B. Gardens

The State of California )  
 : ss.  
 The County of Los Angeles )

The foregoing instrument was acknowledged before me by Max B. Gardens this 17<sup>th</sup> day of February, 1971.

Witness my hand and official seal.



*Karen Cohen*  
 Notary Public  
 My commission expires March 10, 1974