

is particularly bounded and described as follows: Beginning on the Northwest corner of said Section 33, Township 34 North, Range 109, West of the Sixth Principal Meridian, and running thence due east 1700 feet; thence South 03° 24' West, 210 feet; thence South 86° 54' West, 800 feet; thence South 84° 19' W, 616 feet; thence South 08° 33' West, 856 feet; thence South 37° 08' West, 216 feet; thence due North 1326 feet to the point of beginning, containing 14.6 acres, more or less, and being a portion of N 1/2 NW 1/4 and SW 1/4 NW 1/4 of Section 33, Township 34 North, Range 109, West of the Sixth Principal Meridian, being approximately 192 acres, more or less;

The Southwest Quarter (SW 1/4) of Section Five (5), the East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section Six (6) and the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Eight (8) all in Township Thirty-four (34) North, Range One Hundred Nine (109), West of the Sixth Principal Meridian, together with all right, title and interest which might hereafter be acquired in or to the same by virtue of that certain Agreement for Warranty Deed, dated May 27, 1960, made and entered into by and between Charles J. Bayer and Margaret C. Bayer, husband and wife, of Pinedale, Sublette County, Wyoming, parties of the first part and grantors, and Austin M. Richardson, of the same place, party of the second part, and grantee, and which Agreement for Warranty Deed was assigned, transferred and set over unto Mary E. Richardson by said Austin M. Richardson by Assignment dated May 5, 1964. All of the right, title and interest in and to said Agreement for Warranty Deed is also hereby assigned, transferred and set over to the grantee named in this instrument, subject, however, to the conditions, terms and provisions in said agreement required to be done and performed by the second party named therein;

Lots numbered Eleven (11) and Twelve (12), in Block numbered Nine (9), in C.P. McGlashan's First Addition to the Town of Big Piney, Sublette County, Wyoming, as said lots and block are laid down and described on the plat and map of said addition, duly recorded and on file in the Office of the County Clerk and Ex-Officio Register of Deeds within and for Sublette County, Wyoming;

All mineral, mining and/or royalty rights and interests in and to the following described lands:

In Township 34 North, Range 111, West of the Sixth Principal Meridian: