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 FEES \$ *1.50* *Sublette County* COUNTY CLERK
 SUBLETTE COUNTY, PINEDALE, WYOMING

76824

WARRANTY DEED

Charles R. Lyons and Bonnie R. Lyons, husband and wife, of Greeley, Weld County, and State of Colorado, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged CONVEY AND WARRANT TO Charles F. Spencer and Pearl Spencer, husband and wife, grantees, of Sublette County and State of Wyoming, the following described real estate, situate in Sublette 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:

An undivided one-twelfth (1/12) interest, it being our intention to convey all our right, title and interest, in and to the following described real property:

SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section Twenty-four (24); W $\frac{1}{2}$ Section Twenty-five (25); NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section Twenty-six (26); NE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section Thirty-five (35); W $\frac{1}{2}$ Section Thirty-six (36); Township Thirty-one (31) North, Range One Hundred Thirteen (113) West of the Sixth (6th) Principal Meridian, Wyoming, together with all improvements thereon, and easements, appurtenances and incidents belonging and appertaining thereto, and used in connection therewith; subject, however, to all exceptions and reservations of record.

Excepting from this grant and reserving unto the Grantors, their successors and assigns forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, coal, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantors, their successors and assigns, including the right of access to, and use of, such parts of said described lands, upon or below the surface thereof, as may be necessary or convenient for any purpose in connection with exploration for, removal, storage, disposition and transportation of, said minerals, and the deposit of tailings; and together also with the perpetual right to remove the subjacent support from the surface of said lands (except such as is necessary for the support of permanent structures erected thereon prior to the time such right is exercised), without thereby incurring any liability whatsoever for damages so caused.

This reservation of minerals shall not apply to the minerals and mineral rights contained in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section Twenty-six (26); and NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section Thirty-five (35);