

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS, That J. George McGuire and Daisy N. McGuire,
husband and wife,

of 9211 Myron St., Pico Rivera, Calif. hereinafter called Grantor, (whether one or more) for and in consideration
(Give Exact Postoffice Address)
of the sum of Ten and no/100 Dollars (\$ 10.00)
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do
hereby grant, bargain, sell, convey, transfer, assign and deliver unto

Roy M. Axford and Stephanie Axford,
husband and wife, as community property,

of 432 Euclid Ave., Compton, Calif. hereinafter
(Give Exact Postoffice Address)

called Grantee (whether one or more) an undivided 7/320 interest in
and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands situated
in Sublette County, State, Wyoming, to-wit:

Township 28 North, Range 114 West, 6th P.M.

Section 13: SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 14: W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

(It is the intent of the Grantor herein to convey to Grantee
hereunder three and one-half (3 $\frac{1}{2}$) mineral acres.)

containing 160 acres, more or less, together with the right to ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom with the rights to remove from said land all of Grantee's property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the lands described and Grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD The above described property and easement with all and singular the rights, privileges, and appurtenances thereunto or any wise belonging to the said Grantee herein their heirs, successors, personal representatives, administrators, executors, and assigns forever, and Grantor does hereby warrant said title to Grantee their heirs, executors, administrators, personal representatives, successors and assigns forever and does hereby agree to defend all and singular the said property unto the said Grantee herein their heirs, successors, executors, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof.

And the undersigned grantors, for themselves and their heirs, successors, and assigns hereby waive and release all right of dower and homestead in the premises described herein, insofar as said right of dower and homestead may in any way effect the purpose for which this instrument is made, as recited herein.

WITNESS their hand this

17th

day of January

62

J. George McGuire (SEAL)

J. George McGuire (SEAL)

Daisy N. McGuire (SEAL)

Daisy N. McGuire (SEAL)

(SEAL)