

## Missouri Warranty Deed

**This Indenture, Made on the 27th day of February A. D., One**

*Thousand Nine Hundred and sixty-three by and between* Andrew G. Erickson, a single man, in my own right and as the survivor of an estate by the entirety with my deceased wife, Lesa Royall Erickson

of the County of Yell, State of Arkansas part Y of the first part, and

Robert W. Wagstaff

of the County of Johnson, State of Kansas part Y of the second part,

WITNESSETH: THAT THE SAID PART Y OF THE FIRST PART, in consideration of the sum of ten dollars (\$10.00) DOLLARS

to me paid by said party of the second part (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part his heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Sublette and State of Wyoming to-wit:

Approximately one acre of land situated in the northeast corner of the northwest quarter of the northwest quarter of section 23, township 38, range 113, west of the 6th P.M., Wyoming, described as follows:

"Beginning at corner No. 1 (identical with the northeast corner of the NW 1/4 NW 1/4 of Section 23, Township 38 North, Range 113 West of the 6th P.M.,) thence south following the quarter quarter section line 208 feet to corner No. 2; thence west 208 feet to corner No. 3; thence north 208 feet to corner No. 4 (a point on the section line); thence east following the section line 208 feet to corner No. 1, the place of beginning, together with the right of ingress to and egress from said acre along the east 15 feet of the NW 1/4 NW 1/4 of said Section 23."

Also grantor herein conveys an undivided one-half interest in and to all minerals and oil rights lying in, under, or over the following described lands.

"Northeast quarter, east half of the northwest quarter of section 22, and the west half of the northwest quarter, section 23, all in township 38, north, range 113 west of the 6th P.M. Wyoming.

Further grantor conveys to grantee all of the mineral and oil rights lying in, under, or over the said one acre of land first above described.

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto his heirs and assigns forever; the said party of the first part hereby covenanting that he has lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he has good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by him or those under whom he claims; and that he will warrant and defend the title to the said premises unto the said party of the second part and unto his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year above written.

*Andrew G. Erickson* (SEAL)

(SEAL)

(SEAL)

(SEAL)

