

WARRANTY DEED—FORM NO. 9

MILLS COMPANY, SHERIDAN 113251

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WARRANTY DEED

JULIUS A. MILLER and GLADYS N. MILLER, husband and wife, and
FRED G. MILLER, a widower,

grantorS, of Sublette County, and State
of Wyoming, for and in consideration of Ten dollars and other good and
valuable consideration

DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

EDWARD H. D'ATRI

grantee, of Teton 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: The N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 21; and NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 28; all in T. 36 N., R.
114 W., 6th P. M., Sublette County, Wyoming, together with and singular the tene-
ments, hereditaments, appurtenances and improvements thereon or thereunto belonging.
EXCEPTING therefrom that part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28, described as
follows: Beginning at the SE corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence north 00° 03' west,
583.44 feet, more or less, along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the south line of
that tract of record in Book 2 of Deeds on page 179; thence west, 208.56 feet, more
or less, along said south line to the SW corner of said tracts; thence south 00°
03' east, 583.44 feet, more or less, parallel to the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to
the south line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence east, 208.56 feet, more or less, along the
south line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the said place of beginning, containing 2.79 acres
more or less; and further excepting therefrom that part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said
Section 28 heretofore conveyed by a former owner of the property to Charles F.
Bellin, by Warranty Deed dated July 7, 1924, which Deed was filed for record on
March 1, 1926, in the office of the County Clerk of Sublette County, Wyoming, and
recorded in Book 2 of Deeds, on page 179, and conveying one acre, more or less.

There is hereby reserved to the grantors an undivided one-half interest in and to
all oil, gas and other hydrocarbons, and rights thereto, but with the express
understanding, covenant and agreement that the grantee shall have the sole and
exclusive right and authority to negotiate and execute upon such terms and condi-
tions, including royalties, as he shall deem best, all leases and agreements in
connection with the exploration for, mining, production, removal and disposition
of said minerals. It is understood and agreed that neither the grantors nor their
assigns, shall have the right to explore for, mine, produce or remove said minerals,
but shall only be entitled to one-half of the amounts payable as the land owners
royalty under said leases and agreements for minerals mined, produced and saved from
the above described lands, or any part thereof.

WITNESS our hands this 1st day of February, 1966.

Julius A. Miller
Gladys N. Miller
Fred G. Miller

THE STATE OF WYOMING,

County of Teton

ss.

On this 1st day of February, 1966, before me personally appeared

Julius A. Miller and Gladys N. Miller, husband and wife.

to me known to be the personS described in and who executed the foregoing instrument, and acknowledged that they
executed the same as their free act and deed.

(SEAL)

Notary Public

My commission expires on the 11th day of May, A. D., 1966.