

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

BOOKMARK

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 $\frac{1}{2}SW\frac{1}{4}$, $SW\frac{1}{4}SW\frac{1}{4}$, 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 tenements, 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 $00^{\circ} 03'$ 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 $00^{\circ} 03'$ 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 conditions, 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.