

WARRANTY DEED

C. LeRoy Jensen and Leila A. Jensen, husband and wife, and W. P. Rogers and Emma S. Rogers, husband and wife, Grantors, of Teton County, State of Wyoming, for and in consideration of Four Thousand Nine Hundred and no/100-----(\$4,900.00---Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Buford L. Riddle and Lena K. Riddle, husband and wife, Grantees, as tenants by the entirety and unto the survivor, of Uinta County, 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:

Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, T. 37 N., R. 113 W. of the 6th P.M., Sublette County, Wyoming, being more particularly described as follows:

Beginning on the west line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 at a point located N. 0°56' E. 1747.58 feet from the south quarter-section corner of said Section 23; running thence, S. 74°48' E. 839.04 feet; thence, N. 15°12' E. 250.11 feet; thence, N. 74°48' W. 902.64 feet to the west line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence, S. 0°56' W. 258.07 feet to the point of beginning.

Said parcel of land containing 5.000 acres, and all corners of said parcel being marked by a 3/4" steel T-bar driven in the ground topped with a steel identification cap inscribed "RLS 641".

All of the above land is conveyed together with all improvements thereon, and easements, appurtenances, incidents and reversionary rights belonging or appertaining thereto, or used in connection therewith, and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, and the right to the use of all water, ditches and reservoirs used in connection therewith; subject, however, to all mining, mineral and other exceptions, reservations, conditions and rights-of-way of record. The Grantors also hereby convey unto the Grantees, their heirs, administrators and assigns, an undivided 23% only of the total 100% of all minerals and all mineral rights of every kind and character now known to exist or which hereafter may be discovered in said land, including, without thereby limiting the generality of the foregoing, all oil, gas and other hydrocarbon substances and products, together with all mining rights and the right to prospect for and extract said minerals, oil, gas and other hydrocarbon substances and products from said land, and the right of ingress and egress to and from said land for that purpose.

WITNESS our hands this 15th day of July, 1969.

Leila A. Jensen
Leila A. Jensen

Emma S. Rogers
Emma S. Rogers

C. LeRoy Jensen
C. LeRoy Jensen

W. P. Rogers
W. P. Rogers