

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 Forty Thousand and No/100 (\$40,000.00) Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to John P. Dornan (aka J. P. Dornan) & Ellen J. Dornan, husband & wife, an undivided one-half interest, and Gordon A. Graham & June R. Graham, husband & wife, an undivided one-half interest

Grantees, of Teton 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 $NE\frac{1}{4}NW\frac{1}{4}$ of Section 23, Township 37 North, Range 113 West of the Sixth Principal Meridian, Sublette County, Wyoming, being more particularly described as follows:

Beginning at the north quarter-section corner of said Section 23; running thence North $89^{\circ}46'$ West, along the north line of said Section 23, 999.1 feet to the northeasterly right-of-way line of U. S. Highway 187; thence South $34^{\circ}19'$ East, along said right-of-way line, 1628.5 feet to the south line of the $NE\frac{1}{4}NW\frac{1}{4}$ of said Section 23; thence South $89^{\circ}09'$ East, 59.1 feet to the southeast corner of the $NE\frac{1}{4}NW\frac{1}{4}$ of said Section 23; thence North $0^{\circ}56'$ East, 1342.0 feet to the point of beginning, containing 16.292 acres;

$E\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$ and $SW\frac{1}{4}SE\frac{1}{4}$ of Section 14, Township 37 North, Range 113 West of the Sixth Principal Meridian, Sublette County, Wyoming.

All of the above lands are conveyed together with all improvements thereon, and easements, appurtenances, incidents and reversionary rights belonging and 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 lands, 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 lands for that purpose.

WITNESS our hands this ^{29th _{1st} day of August, 1969.}

Leila A. Jensen
Leila A. Jensen

LeRoy Jensen
LeRoy Jensen

Emma S. Rogers
Emma S. Rogers

W. P. Rogers
W. P. Rogers