

WARRANTY DEED

Robert E. Lozier and Gloria A. Lozier, husband and wife,

grantor S, of Sublette County, and State
of Wyoming, for and in consideration of Ten and No/100 (\$10.00)

DOLLARS

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

James M. Wells and Lois C. Wells, husband and wife, as tenants by the
entireties.grantee S, of Sublette 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:

$E\frac{1}{2}E\frac{1}{2}$ of Section 17, Township 35 North, Range 110 West of the Sixth Principal Meridian, Sublette County, Wyoming, together with all improvements thereon, and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, and the rights to the use of all ditches and reservoirs used in connection with or appertaining to the above described lands, or any of them, and together with Taylor Grazing privileges; subject, however, to all mining, mineral and other exceptions, reservations, conditions and rights of way of record; and excepting from this conveyance and reserving to the grantors an undivided one-half ($\frac{1}{2}$) interest in and to all right, title and interest which the grantors now have in and to all minerals and mineral rights of every kind and character now known to exist or hereafter discovered in said lands, including, without limiting the generality of the foregoing, 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.

121558

RECORDED <u>June 2</u>	1970 <u>9:00AM</u>
IN BOOK <u>14 Dreds</u>	PAGE <u>571</u>
FEE \$ <u>2.00</u> <u>Robert M. Evans</u> COUNTY CLERK	
SUBLETTE COUNTY, PINEDALE, WYOMING	

WITNESS their hands this 1st day of June, 1970.Robert E. Lozier
Robert E. LozierGloria A. Lozier
Gloria A. LozierState of Wyoming }
County of Sweetwater } ss.The foregoing instrument was acknowledged before me this 1st day of June, 1970,
by Robert E. Lozier and Gloria A. Lozier, husband and wife.
Witness my hand and official seal.[Signature]
SignatureNotary Public
Title of OfficerMy Commission Expires: Oct. 20, 1991