

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, and State of Wyoming, for and in consideration of Two Thousand Two Hundred Fifty and No/100 (\$2,250.00) Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Frank Kominsky, grantee, of Lincoln 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:

A parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, both in Township 37 North, Range 113 West of the Sixth Principal Meridian, Sublette County, Wyoming, being more particularly described as follows: Commencing at the south quarter-section corner of said Section 23; running thence, South 88° 55' East, along the south line of said Section 23, 421.1 feet; thence, South 15° 12' West 245.0 feet to the point of beginning, said point being the southwesterly corner of the parcel herein described, and said point being marked by a 3/4" steel T-bar driven in the ground topped by a steel identification cap inscribed "R.L.S. 641"; running thence, South 74° 48' E. 287.15 feet to a point marked by a T-bar as described above; thence, South 74° 48' East 28.2 feet to the centerline of the Hicks Route of the Upper Hoback River Road; thence, along said centerline, North 20° 50' East 263.7 feet, and North 56° 15' East 82.9 feet; thence, North 74° 48' West 31.2 feet to a point marked with a T-bar as described above; thence, North 74° 48' West 364.48 feet to a point marked with a T-bar as described above; thence, South 15° 12' West 325.0 feet to the point of beginning, said parcel of land containing 2.507 acres.

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 Grantee, his heirs, administrators and assigns, and undivided 23% only of the total 100% of all minerals and all mineral rights of every kind and character now

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SUBLETTE COUNTY, PINEDALE, WYOMING			

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