

WARRANTY DEED

JEWETT LAND AND LIVESTOCK COMPANY, a Wyoming corporation of Sublette County, Wyoming, for and in consideration of Ten and No/100 (\$10.00) Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY AND WARRANT to JAMES M. MILLER, the following described real estate, situate in Sublette County, State of Wyoming:

In Township 34 North, Range 113 West of the 6th P.M.

Section 31: Lots 1, 2, 3, 4, E $\frac{1}{2}$ , E $\frac{1}{2}$ W $\frac{1}{2}$ , (all);  
 Section 32: W $\frac{1}{2}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

The above lands are hereby conveyed together with all improvements thereon, and easements, appurtenances, incidents, rights-of-way and reversionary rights belonging or appertaining thereto; all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, and all rights to the use of all water, ditches and reservoirs used in connection therewith or appertaining thereto; and such minerals and mining rights as hereinafter set forth; SUBJECT, HOWEVER, TO THE FOLLOWING:

1. All exceptions, reservations, conditions, easements and rights-of-way of record.
2. All exceptions, reservations, and conditions contained in the patents of said lands from the United States of America and the State of Wyoming.
3. All minerals and mining rights heretofore excepted or reserved in, or conveyed by, conveyances of record prior to the date hereof, to the extent only to which such minerals and mining rights are owned by persons, firms or corporations, other than the grantors herein.

The Grantors EXCEPT AND RESERVE unto Jewett Land and Livestock Company, its successors and assigns forever, an undivided one-half interest, and said Grantor, ALSO HEREBY CONVEY to said James M. Miller, of Sublette County, Wyoming, the remaining undivided one-half interest, in and to all such rights, title, interest, possession, claim and demand which the said Grantor now owns in and to all minerals and mining rights of every kind and character now known to exist or which hereafter may be discovered within, on or underlying the above described lands, including, without thereby limiting the generality of the foregoing, oil, gas and other hydro-carbon substances and products.

THE GRANTORS ALSO EXCEPT AND RESERVE unto Jewett Land and Livestock Company, its successors and assigns forever, the perpetual right to explore for, remove and dispose of the said undivided one-half interest in and to all minerals, including the right of access to, and the use of, such parts of said described lands in which it has any mineral interest,

RECORDED *August 12<sup>th</sup>* 1968 9:00 A.M.  
 IN BOOK *14 Records* PAGE 119  
 FEES \$ *3.00*  
 SUBLETTE COUNTY, PINEDALE, WYOMING

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