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RECORDED November 4 1968 9:30AM
 IN BOOK 14 Deed of Robert W. Brown PAGE 169
 FEES \$2.00 COUNTY CLERK
 SUBLINTE COUNTY, PINEDALE, WYOMING

WARRANTY DEED

Alvin B. Pearson, Jr. and Lillian I. Pearson, husband and wife, Grantors, of Sublette County, and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Carl G. Brown, Jr.

Grantee, of San Francisco County, and State of California, 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:

All those portions of Lot One (1), Lot Two (2), NE $\frac{1}{4}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ lying north and east of the center line of the Green River, and the westerly seven (7) acres of that part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying north of the center line of the Green River, all in Section 19, Township 34 North, Range 111 West of the Sixth Principal Meridian, Sublette County, Wyoming, containing approximately 73 acres, more or less.

All of the above lands are conveyed together with all improvements thereon, and easements, appurtenances and incidents belonging or appertaining thereto, or used in connection therewith; subject, however, to all mining, mineral and other exceptions, reservations, conditions and rights of way of record; and EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns forever, an undivided one-half interest in and to all right, title and interest which the Grantors now have in and to all minerals and all mineral rights of every kind and character, now known to exist or hereafter to be discovered, and an undivided one-half interest in and to all rights of reverter thereto, 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 lands, and the right of ingress and egress to and from said lands for that purpose; provided, however, that the Grantees, their heirs and assigns, shall have the sole rights to all bonuses and other rentals, which shall hereafter accrue from or become payable on account of any and all oil, gas and other mineral leases, and the sole right to negotiate, enter into and execute any and all oil, gas and other mineral leases covering said lands.

WITNESS our hands this 10th day of September, 1968.

Alvin B. Pearson Jr.
 Alvin B. Pearson, Jr.

Lillian I. Pearson
 Lillian I. Pearson

STATE OF WYOMING) ss
 County of Sublette)

The foregoing instrument was acknowledged before me this
 10th day of September, 1968.

Witness my hand and official seal.



My commission expires: 17 Nov 70

John B. Resch
 Notary Public