

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 Three Thousand Dollars (\$3,000.00) in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Thomas J. Lebar and Bonnie S. Lebar, husband and wife, as tenants by the entirety, Grantees, of Sweetwater 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 $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 37 North, Range 113 West of the 6th Principal Meridian, Sublette County, Wyoming, being more particularly described as follows:

Beginning at the southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, said corner being marked by a 2" iron pipe, 30" long, with brass cap appropriately inscribed; running thence North 0° 06' East along the east line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, 436.87 feet; thence South 89° 28' West, 465.60 feet; thence South 10° 30' West, 324.73 feet; thence South 24° 00' West, 115.71 feet to the south line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence South 89° 15' East, 571.11 feet to the point of beginning, containing 5.029 acres, and all corners of said parcel, except as mentioned above, being marked by a 3/4" steel T-bar driven in the ground, topped with a steel identification cap inscribed "RLS 641."

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

RECORDED	Aug 5	1968	2:25 PM
IN BOOK	14	P. 14	PAGE 114
FEES \$	4.25	Robert W. Grand	COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING			

103276