



Charles E. Watt and Shirley Watt, husband and wife; and L. R. Painton and Gertrude B. Painton, husband and wife, grantors, of Los Angeles County, and State of California, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Robert W. Wagstaff, grantee, of Jackson County, Missouri, 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:

In Township 38 North, Range 113 West of the 6th Principal Meridian, Sublette County, Wyoming:

Section 13: E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$  and S $\frac{1}{2}$ NE $\frac{1}{4}$

Acres

300

The above lands are hereby conveyed together with all improvements thereon, and easements, appurtenances, incidents, rights of way, remainder and reversionary rights, and rents, issues and profits 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 all the rights, title, interest and privileges which the grantors have, or to which they are entitled, to graze livestock upon the Public Domain under the laws and regulations of the United States of America and the State of Wyoming by reason of the ownership of said lands or as an incident or appurtenance thereof; all rights and privileges under the provisions of the Taylor Grazing Act; all minerals and mining rights which the grantors may have in and to said lands; all right, title and interest which the grantors have, or may have, in and to an Agreement for Warranty Deed made and entered into by and between Max B. Gardens, a single person, as first party, and Dell Creek Ranch, a joint venture composed of Max B. Gardens, Fred Brosio and Charles E. Watt, as second party, dated November 5, 1968 and filed for record in the office of the County Clerk and Ex-Officio Register of Deeds within and for Sublette County, Wyoming, on the 18th day of November, 1968, in Book 25 of Miscellaneous on Page 319; and all right, title and interest which the grantors have, or may have, in and to the Agreement for Warranty Deed hereinafter particularly described in Paragraph 4 hereof; 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.
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.
4. The above described real property is conveyed subject to an Agreement for Warranty Deed made and entered into by and between James Bosone, a single person, as first party, and Max B. Gardens and F. J. Mollring, as second parties, dated October 15, 1968, in the principal sum of \$135,000.00, and filed for record in the office of the County Clerk and Ex-Officio Register of Deeds within and for Sublette County, Wyoming, on the 22nd day of October, 1968 and recorded in Book 25 of Miscellaneous on Page 277, upon which Agreement for Warranty Deed there is due as of the date hereof the principal sum of \$69,000.00, which indebtedness, together with all interest to accrue thereon after the date hereof, the grantee herein assumes and agrees to pay by accepting delivery of this warranty deed.