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NE¹₄NW¹₄ of Section 25, all in Township 33 North, Range 109 West of the 6th Principal Meridian, all in Sublette County, Wyoming, over, across, along and upon the lands hereinabove conveyed. It is specifically understood and agreed that the right to the use of said easement and right of way shall not be exclusive in the grantor, and that the grantee, her heirs, devisees, executors, administrators and assigns, shall have, in common with the grantor, her heirs, devisees, executors, administrators and assigns, all rights in said easement and right of way hereby reserved to the grantor. This exception and reservation of a perpetual easement and right of way shall be a covenant running with, and the benefits and servitudes created thereby are appurtenant to all of, the lands described in this Paragraph 3 and the lands hereinabove conveyed.

4. The grantor also excepts and reserves unto herself, her heirs, devisees, executors, administrators and assigns, an undivided one-half interest in and to all minerals and mineral rights of every kind and character now known to exist or hereafter discovered in all of the above described lands, including but without thereby limiting the generality of the foregoing, all oil, gas and other hydrocarbons, and rights thereto, which were owned by her immediately prior to the execution of this deed, but with the express understanding, covenant and agreement that the grantee herein, her heirs, devisees, executors, administrators and assigns, shall have the sole and exclusive right and authority to negotiate and execute, upon such terms and conditions including royalties, as she and they, in her and their sole discretion shall deem best, all leases and agreements in connection with the exploration for, mining, production, removal and disposition of said minerals, and with the further understanding, covenant and agreement that the grantee herein, her heirs, devisees, executors, administrators and assigns, shall be entitled to keep and retain as her and their own and separate property any and all bonus money and delay and other rentals which shall hereafter become payable on account of any and all such leases and agreements in connection with said minerals and mineral rights, but that all amounts to be received as the landowner's royalty upon, from or by reason of the interest owned by the grantor for all minerals mined, produced and saved from the above described lands, or any part thereof, shall be divided equally between the grantor, her heirs, devisees, executors, administrators and assigns, and the grantee, her heirs, devisees, executors, administrators and assigns. Said covenants shall run with said lands and shall be binding upon the heirs, devisees, executors, administrators and assigns of the respective parties hereto.

5. All grantor's personal property presently stored on the premises hereinabove conveyed, and all hay stacked thereon, may be stored and stacked without charge, the said hay to be removed by the grantor on or before August 1, 1971, and all personal property to be removed within a reasonable time at the convenience of the grantor. It is specifically understood that the provisions of this Paragraph 5 shall not in any way limit, condition or restrict the title to the land conveyed by this warranty deed.

6. It is specifically understood that the above described real property is presently subject to a mortgage executed by Grant Beck, also known as Grant A. Beck, and Eleanor A. Beck, husband and wife, in favor of The Federal Land Bank of Omaha, dated October 14, 1961, in the face amount of \$13,500.00, and filed for record in the office