

WARRANTY DEED

Martin S. Nielsen and Myra L. Nielsen, husband and wife,

grantor S., of Park County, and State

of Wyoming, for and in consideration of Six Thousand Five Hundred and

No/100 (\$6,500.00) - - - - - DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

Ronald H. Brocking and Eileen Brocking, husband and wife,

as tenants by the entireties,

grantee S., of Los Angeles 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: A parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 37 North, Range 113 West of the 6th Principal Meridian, Sublette County, Wyoming, being more particularly described as follows: Beginning on the west line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 at a point located North 0°56' East 712.81 feet from the south quarter-section corner of said Section 23; running thence South 74°48' East 524.04 feet; thence North 15°12' East 380.50 feet; thence North 74°48' West 620.79 feet to the west line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 0°56' West 392.60 feet to the point of beginning, said parcel of land containing 5.000 acres, and all corners of said parcel 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 and from said lands for that purpose.

WITNESS their hand S. this 21st day of June 1971

Martin S. Nielsen
Martin S. Nielsen

Myra L. Nielsen
Myra L. Nielsen

State of Wyoming }
County of Park } ss.

The foregoing instrument was acknowledged before me this June, 1971, by Martin S. Nielsen and Myra L. Nielsen, husband and wife.

Witness my hand and official seal.

Richard W. Day
Signature
Notary Public
Title of Officer

My Commission Expires: RICHARD W. DAY — Notary Public
Park County, Wyoming
My commission expires August 22, 1972