

WARRANTY DEED

THIS DEED made this 10th day of November, 1971, between
H BAR C RANCHES, INC., a Wyoming corporation, of Daniel, Wyoming, Grantor,
for and in consideration of the sum of Ten Dollars (\$10.00) and other good
and valuable consideration, in hand paid, hereby conveys and warrants to
WARREN JUDSON BURKE, a single man, of Jackson, Wyoming, the following described
real estate, situate in the County of Sublette, State of Wyoming, to-wit:

Lots Six (6) and Seven (7) of Section Six (6), and the East
Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$) and the South Half of
the Southeast Quarter ($S\frac{1}{2}SE\frac{1}{4}$) of Section Eight (8) and the
Southwest Quarter of the Southwest Quarter ($SW\frac{1}{4}SW\frac{1}{4}$) of
Section Nine (9) and the North Half of the Southeast Quarter
($N\frac{1}{2}SE\frac{1}{4}$) and the Northeast Quarter of the Southwest Quarter
($NE\frac{1}{2}SW\frac{1}{4}$) and the North One Half ($N\frac{1}{2}$) of Section Seventeen
(17) in Township Thirty (30) North, of Range One Hundred Four West
(104); and the Northeast Quarter of the Southeast Quarter
($NE\frac{1}{2}SE\frac{1}{4}$) of Section One (1) in Township Thirty (30) North
of Range One Hundred Five (105) West of the Sixth Principal
Meridian,

Together with and including all improvements thereon and
all waters and water rights and ditches and ditch rights and
rights of way therefor thereto belonging or in anywise used
for the irrigation thereof,

Together with and including all grazing rights and easements
based or dependent thereon.

But subject to all reservations and conveyances of mineral
rights shown of record in the chain of title to said premises.

Excepting and reserving to the Grantor hereunder an undivided
one-half (1/2) interest in all coal, oil, gas, and other mineral
of any character in, upon, or under the above described real
property not previously reserved or conveyed.

And the said Grantor hereby covenants with the said Grantee that it is lawfully
seized of said premises, that the said premises are free from encumbrances,
and that the Grantor, its successors or assigns, will warrant the title thereto
against the lawful claims of all persons whomsoever, except taxes thereon for
the year 1971, and hereby releasing and waiving any and all rights, if any,
under and by virtue of the Homestead Exemption laws of the State of Wyoming.

Dated the day and year first above written.

H BAR C RANCHES, INC.,
a Wyoming corporation

ATTEST:

Cloru Sanders
Secretary

J. V. Sanders
President

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RECORDED	November 19	1971	9:00 A.M.
IN BOOK	15 Volg. Deed	PAGE	367
FEES \$	3 ⁰⁰	AUNE R CLARK	COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING			

By Luis J. Zafke Deputy