

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 ($NE\frac{1}{4}SW\frac{1}{4}$) 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 ($NE\frac{1}{4}SE\frac{1}{4}$) 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:

Clara Sanders
Secretary

By

W. V. Sanders
President

128713

RECORDED	November 19	19 71	9:00 A.M.
IN BOOK	15.104 Deed	PAGE	367
FEES \$	3.00	Aune R. Clark	COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING			

Art L. J. Lake Deputy