

WARRANTY DEED

JOHN KAPPES and ANNA KAPPES, his wife,

grantor(s), of Sublette County, and State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration— DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

RAYMOND RISER

grantee, of Sublette County and State of Wyoming, 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:

All of his right, title and interest, being a one-third (1/3) interest as a tenant in common, in that part of Tract 48 of the Cooley Sixth Subdivision which is identical with that tract of land of record in the Office of the Clerk of Sublette County in Book 20 of Miscellaneous Records on page 220 and being part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, T. 33 N., R. 109 W., Sublette County, Wyoming, described as follows:

Beginning at the Northwest corner of said Tract 48, S 03° 46' W, 1760 feet from the West corner of Block 3 of the Nelson Addition to the Town of Pinedale, County of Sublette; thence S 89° 53' E, 722.6 feet along the North line of said Tract 48 to a point;

thence S 14° 04' E, 128.0 feet along the East line of said Tract 48 to a point;

thence S 62° 49' E 243.1 feet along the said East line to a point; thence N 89° 53' W, 970.8 feet to the West line of said Tract 48; thence N 00° 12' E, 234.8 feet along the said West line to the point of beginning;

each point being marked by a steel T-shaped stake 24" long with brass cap inscribed "SURVEY POINT DO NOT DISTURB RLS164"; encompassing an area of 4.294 acres, more or less; together with all improvements and appurtenances thereunto appertaining.

SUBJECT TO reservations and restrictions contained in United States Patents.

131951

RECORDED July 24 1971 9:00 AM
IN BOOK 15 W/Deed PAGE 579
FEES 2.00 June L. Dahl COUNTY CLERK
SUBLETTE COUNTY CLERK

WITNESS our hands this 21st day of May, 19 71.

John Kappes
John Kappes

Anna Kappes
Anna Kappes

State of Wyoming
County of Sublette } ss.

The foregoing instrument was acknowledged before me this 21st day of May, 19 71.
Witness my hand and official seal.

Donna E. Stevens - Notary Public
County of Sublette State of Wyoming
My Commission Expires April 22, 1974

Donna E. Stevens
Signature
Notary Public
Title of Officer

My Commission Expires: