



132480

WARRANTY DEED

CHRISTIAN BUNNING and MARGARET F. BUNNING,
husband and wife

Grantors, residing in Sweetwater County, State of Wyoming, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, hereby CONVEY AND WARRANT to

FREDERICK G. PETERSEN and CAROL L. PETERSEN,
husband and wife, and MICHAEL R. NYSTROM and PATRICIA
S. NYSTROM, husband and wife, of Sublette County, Wyoming,
and JAMES P. PETERSEN and JULIE D. PETERSON, husband
and wife, of Butte County, California,

Grantees, the following described real estate situate in Sublette County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state:

Boulder Lake Country Estates, First Filing, as depicted and described on the plat thereof recorded in the Office of the County Clerk and Ex-Officio Register of Deeds of Sublette County, Wyoming, on July 10, 1972, in Book 28 of Miscellaneous Records, at Page 239; being platted over a portion of Homestead Entry No. 159, in Section 3, Township 33 North, Range 107 West of the 6th P.M., said County and State, containing 38.747 acres more or less, more particularly described as follows: Commencing at a point of beginning 353.398 feet East of the W. C. to Corner No. 1 of said Homestead Entry No. 159, which corner is a stone marked W. C. H. E. S. No. 159 and bears East a distance of 128.70 feet from the actual location of said Corner No. 1 of said H. E. S. No. 159, which point of beginning is identical to the NW Corner of Lot 3; thence East a distance of 2157.54 feet to a point, which point is a stone marked H. E. S. No. 159 Corner No. 2, and which point is identical to the NE Corner of Lot 17; thence S 0°45' W a distance of 811 feet to a point on a line between Corner No. 2 and Corner No. 3 of said H. E. S. No. 159 and is identical to the SE Corner of Lot 23; thence N 79°45' W a distance of 425.00 feet to a point; thence S 81°55' W a distance of 122.55 feet to a point on the SE side of Bridger Drive; thence along the SE side of Bridger Drive a distance of 91.56 feet along a curve, delta = 55°13'13", radius = 95'; thence along said south boundary of Bridger Drive West a distance of 123.71 feet; thence continuing along said SE side of Bridger Drive 179.07 feet along a curve, delta = 76°00', radius = 135'; thence N 76°00' W a distance of 40.0 feet to the NW side of said Bridger Drive; thence along the NW side of Bridger Drive a distance of 74.48 feet along a curve, delta = 24°23'04", radius = 175'; thence N 10°15' W a distance of 145 feet to a point identical with the SE Corner of Lot 26; thence S 50°50' W a distance of 230.00 feet to a point identical with the SE Corner of Lot 27; thence S 84°00' W a distance of 200 feet to a point; thence S 80°00' W a distance of 32 feet to a point identical with the SW Corner of Lot 27; thence N 4°55' E a distance of 88 feet to a point identical with the SE Corner of Lot 28; thence N 72°45' W a distance of 638.00 feet to a point identical with the SW Corner of Lot 31; thence S 52°25' W a distance of 280.00 feet to a point identical with the SE Corner of Lot 33; thence N 72°45' W a distance of 286.05 feet to a point on the westerly side of Bridger Drive; thence N 9°40' E a distance of 156.81 feet along the westerly side of Bridger Drive to a point; thence N 15°00' E a distance of 102.72 feet to a point; thence N 33°00' E a distance of 127.00 feet to a point; thence N 48°35' E a distance of 244.00 feet to a point identical with the north Corner of Lot 2; thence N 16°05' W a distance of 142.00 feet to the point of beginning, together with all