

C54

BEBOUT

FAMILY

TRUST

87389
2866-61 B.I.A.
248c Wind River

STATE OF WYOMING, Filed in this office
FREMONT COUNTY No. 50512
CLERK'S OFFICE
for record at..... 2 o'clock P.M.

Recorded
In Book 79 APR 5 1961

4-1040
(October 1958)

of... Page 256
JAMES A. FARLEY
County Clerk and Ex-officio Registrar of Deeds
By... Deputy

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, an Order of the authorized officer of the Bureau of Indian Affairs is now deposited in the Bureau of Land Management, directing that a fee simple patent issue to Rosaline B. Addison, pursuant to the Act of June 25, 1910 (36 Stat. 855), for an undivided 65/66 interest in the following described land:

Wind River Meridian, Wyoming.

T. 1 N., R. 4 E.,

Sec. 33, W $\frac{1}{2}$ SE $\frac{1}{4}$.

The area described contains 80.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto Rosaline B. Addison and to her heirs the said undivided 65/66 interest in the land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Rosaline B. Addison and to her heirs and assigns forever.

This patent is subject to the reservation of coal, oil, gas and other minerals, to the United States in trust for the beneficial owners thereof, their heirs and assigns, together with the right to lease, extract and retain the same.

The land hereby conveyed is subject to a lien, prior and superior to all other liens, for the amount of costs and charges due to the United States for and on account of construction, operation and maintenance of the irrigation system or acquisition of water rights by which said land has been or is to be reclaimed, and the lien so created is hereby expressly reserved, in accordance with the provisions of the Act of March 7, 1928 (45 Stat. 200-210), as supplemented by the Act of July 1, 1932 (47 Stat. 564-565).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTY-SEVENTH day of MARCH in the year of our Lord one thousand nine hundred and SIXTY-ONE and of the Independence of the United States the one hundred and EIGHTY-FIFTH.

For the Director, Bureau of Land Management,

By *Ruth W. Talley*
Chief, Patents Section.

Patent Number 1218233

16-31079-6 U. S. GOVERNMENT PRINTING OFFICE

INDEXED
ABSTRACTED
PHOTOSTATIC RECORD

EXHIBIT
WRC-083-654
No. A

830135

105 WARRANTY DEEDS 6033

Recorded
in Book 25 NOV 6 1954
of W. Deeds pg. 63.

2191-62 P.I.A. County Clerk and Ex officio Register of Deeds
248c Wind River

4-1040
(October 1944)

C-54

289 7470

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, an Order of the authorized officer of the Bureau of Indian Affairs is now deposited in the Bureau of Land Management, directing that a fee simple patent issue to Rosaline B. Addison, pursuant to the Act of June 25, 1910 (36 Stat. 255), for an undivided 1/66 interest in the following described land:

Wind River Meridian, Wyoming.
T. 1 N., R. 4 E.,
Sec. 33, W $\frac{1}{2}$ SE $\frac{1}{4}$. (Ind)

The area described contains 80.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said Rosaline B. Addison and to her heirs, the said undivided 1/66 interest in the land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereunto belonging, unto the said Rosaline B. Addison, and to her heirs and assigns forever.

The land covered by this patent is not liable for any debt contracted prior to this date, as provided by Section 5 of the Act of February 8, 1887 (24 Stat. 388, 389), and the amendatory Acts of May 8, 1906 (34 Stat. 182) and June 21, 1906 (34 Stat. 325, 327).

The lands hereby conveyed are subject to a lien, prior and superior to all other liens for the amount of costs and charges due to the United States for and on account of construction, operation and maintenance of the irrigation system or acquisition of water, rights by which said lands have been or are to be reclaimed and the lien so created is hereby expressly reserved in accordance with the provisions of the Act of March 7, 1928 (45 Stat. 200-210), as supplemented by the Act of July 1, 1932 (47 Stat. 564-565).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTY-THIRD day of MARCH In the year of our Lord one thousand nine hundred and SIXTY-TWO and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

For the Director, Bureau of Land Management.

By *Ruth L. Talley*
Chief, Patent Service

Patent Number ... 1225931

INDEXED
ABSTRACTED
PHOTOSTATIC RECEIPT

830133

EXHIBIT
WRC-083-C54
NO. B

SPECIAL WARRANTY DEED

1031 Exchange, Inc. a Wyoming corporation, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid receipt of which is hereby acknowledged and pursuant to an IRC § 1031 tax deferred exchange, CONVEYS AND WARRANTS in the manner set forth below, to: Dessie Bebout and Nick Bebout as Co-Trustees Under The Bebout Family Trust, Dated July 18, 1983, GRANTEES, whose address is P. O. Box 112, Riverton, WY 82501, the following described real estate, situate in the County of Fremont, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

A parcel of land being all of Government Lot 2 and part of the NW1/4SE1/4, Section 33, Township 1 North, Range 4 East, Wind River Meridian, Fremont County, Wyoming, more particularly described as follows:


Beginning at the Southeast corner of the NW1/4SE1/4, said Section 33; thence S. 00°02'41" E., along the East line of said Lot 2, 866.93 feet; thence S. 9°54'45" E., 75.00 feet to the centerline of the Big Wind River; thence S. 80°05'15" W. along said centerline, 190.50 feet; thence S. 79°07'19" W. along said centerline, 79.59 feet; thence S. 10°33'34" W., along said centerline, 145.38 feet; thence S. 27°09'41" E. along said centerline, 165.76 feet; thence S. 62°50'19" W., 75.00 feet to the South line of said Section 33; thence S. 89°32'34" W. along said South line, 699.43 feet; thence S. 41°27'31" W., 75.00 feet to the centerline of the Big Wind River; thence N. 48°32'29" W. along said centerline, 230.96 feet; thence N. 79°07'00" W. along said centerline, 125.30 feet to the West line of said Lot 2 extended; thence N. 00°12'27" W. along the extended West line of said Lot 2, West line of said Lot 2 and West line of said NW1/4SE1/4, 1282.83 feet; thence N. 71°27'08"E., 1391.63 feet to the East line of said NW1/4SE1/4; thence S. 00°02'41" E. along said East line 527.02 feet to the point of beginning.

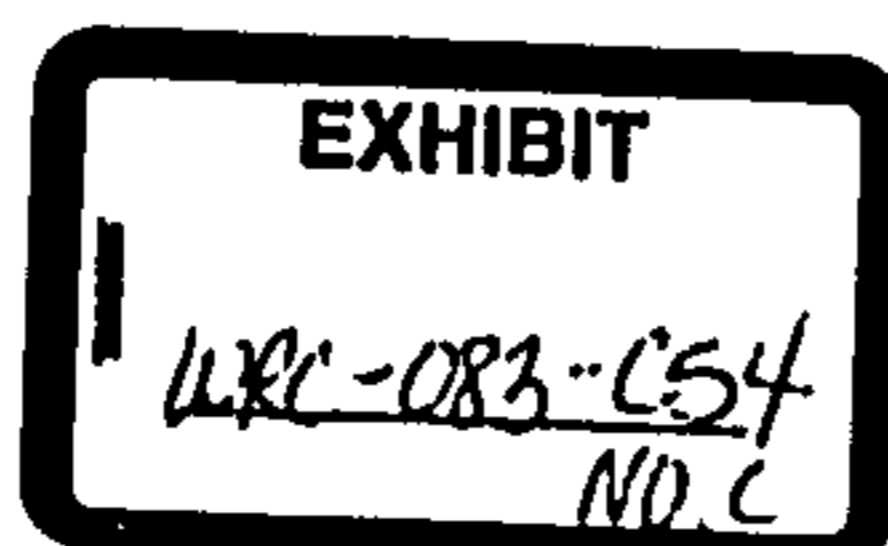
Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

Grantor shall and will specially warrant that the title to the aforesaid property is free from defects or encumbrances created or suffered by Grantor and will forever defend the property conveyed by the within deed, and every part thereof, against every person lawfully claiming the same, or any part thereof, by, through, or under Grantor, and no other.

WITNESS my hand this 9th day of April, 1997.

1031 Exchange, Inc.,
a Wyoming corporation:

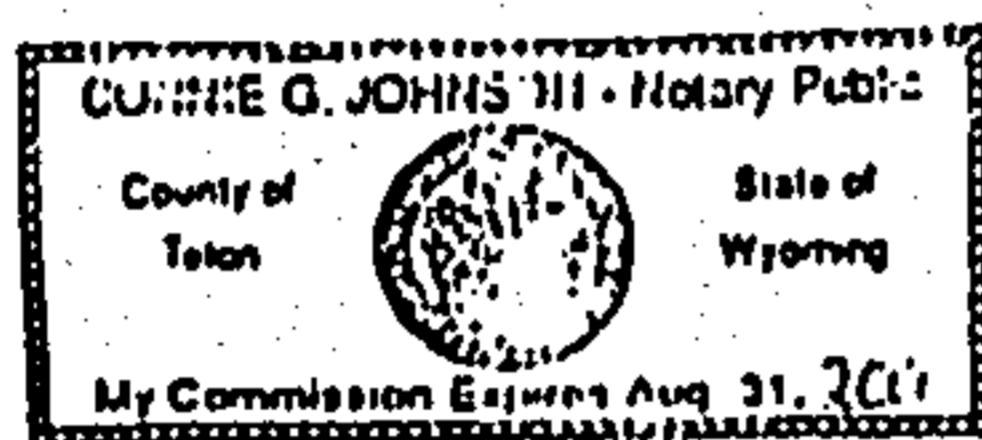

Frank Hess, its President



STATE OF WYOMING)
)
COUNTY OF TETON)

On this 9th day of April, 1997, before me personally appeared Frank Hess, to me personally known, who, being sworn by me duly said that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and seal the date first above written.



Curtis G. Johns III
Notary Public
My Commission expires: 8/31/2001

FILE DATE: 04/21/1997 FILE TIME: 04:07 BOOK: 772 PAGE: 277
FREMONT COUNTY, WY, JULIE A FREESE - COUNTY CLERK DOC #: 1180550