

EVERY

HEATMAN WRC #287

COMPARED

No. 76896

THE UNITED STATES TO THERESA FELTER

76897

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873687

26222-19. I.O.

888

THE UNITED STATES OF AMERICA

J. 2

18-21

To all to whom these Presents shall come, GREETING.

WHEREAS, an Order of the Secretary of the Interior has been deposited in the General Land Office, directing that a fee simple patent issue to the claimant Theresa Felter, an Indian of the Shoshone Reservation, for the east half of the northeast quarter of Section thirty-three and the Lot nine of Section twenty-eight in Township four north of Range three west of the Wind River Meridian, Wyoming, containing ninety-six and thirty-eight hundredths acres;

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 claimant and to the heirs of the said claimant 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 claimant and to the heirs and assigns of the said claimant forever; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, WOODROW WILSON President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed. GIVEN under my hand, in the District of Columbia, on the TWENTY-FIFTH day of NOVEMBER in the year of our Independence of the United States the one hundred and FORTY-FOURTH.

By the President: Woodrow Wilson
By M. P. LeRoy, Secretary.

L. Q. C. LAMR
Recorder of the General Land Office

(S E A L)

RECORDED: Patent Number 720762

STATE OF WYOMING
FREMONT COUNTY
CLERK'S OFFICE

No. 76896

Filed in this office for record at 3 o'clock P.M. Jan 29, 1920
Recorded in Book 45 of W.D. Page 252.

H. M. Parlow
County Clerk and Ex-Officio Register of Deeds
By-----Deputy.

STATE OF WYOMING } ss.
County of Fremont

I, Alma Nicol, County Clerk, within and for said County in the State aforesaid do hereby certify that the within and foregoing is a full true and complete copy of a PATENT between the parties herein named as same appears on Record in the office of the County Clerk of Fremont County, Wyoming.

Witness my hand and official seal at Lander, Wyoming the 9 day of February 1920.

Alma Nicol
County Clerk
By _____
Deputy

Heathman 287
Exh. A, B

WARRANTY DEED.

THIS DEED, Made this 24 day of January in the year of Our Lord One Thousand nine hundred and twenty (1920) Between Theresa Felter Harris formerly Theresa Felter and John E. Harris husband and wife, of Lander in the County of Fremont State of Wyoming parties of the first part, and William H. Cleveland in the County of Fremont State of Wyoming party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of one hundred and sixteen hundred DOLLARS to them in hand paid, by the said party of the second part, the receipt whereof is heroby confessed and acknowledged, have granted, bargained, sold, aliened, conveyed, confirmed, ratified, approved, and by these presents do grant, bargain, sell and convey unto said party of the second part, and unto his heirs and assigns forever, the following described real estate in the County of Fremont and State of Wyoming, to-wit:

East half of the Northeast Quarter of Section thirty-three; and
Lot nine of Section 28,
all in Township four north of range 3 West of Wind River Meridian,
together with all ditch and ditch rights all water and water rights
appurtenant thereto

And the said parties of the first part hereby expressly waive and release any and all claims, benefits, privileges, advantages and exemptions, under and by virtue of any and all laws, statutes of the State of Wyoming, providing for the exemption of homesteads from sale, execution or otherwise.

To Have and to Hold the said above described premises unto the said party of the second part, his heirs and assigns FOREVER. Together with the privileges, hereditaments and appurtenances therunto in any wise appertaining or belonging.

And the said parties of the first part, for themselves their heirs, executors and administrators, do covenant and agree, to and with the said party of the second part, his heirs and assigns, that at the ensealing and delivery of these presents they are well seized in and to the said premises, in and of a good and indefeasible estate, in fee simple.

And that they are free from all incumbrances whatsoever.
And that they have good and lawful right to sell and convey the same. And the said parties of the first part will and their heirs, executors and administrators shall WARRANT and defend the same against all lawful claims and demands whatsoever.

And the said parties of the first part, for themselves their heirs, executors and administrators, do covenant and agree to and with the said party of the second part, his heirs and assigns, that he the said party of the second part shall and may lawfully at all times peaceably and quietly have, occupy, possess and enjoy the said premises, hereby intended so to be, with the appurtenances, without the lawful hindrance or interference of the parties of the first part, his heirs or assigns, or of any other person whatsoever, by or with his or their consent, privity or procurement.

And the said Theresa Felter Harris wife of the said John E. Harris upon the consideration hereof do hereby release and forever quit claim unto said party of the second part, his heirs and assigns, all their rights of dower and homestead in and to the above granted premises.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

EXHIBIT B

Warranty Deed with Release of Homestead.

William H. Cleveland, widower grantor, of Fremont County, and State of Wyoming, for and in consideration of One Dollar and other valuable considerations in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO John A. McNamara, grantee of Fremont County and State of Wyoming, the following described real estate, situate in Fremont 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;

The Northeast quarter of Section Thirty-three (33), Lots Seven and Nine of Section Twenty-eight (28) and the West half of the Southeast quarter of Section Thirty-two (32), all in Township Four North of Range Three (3) West of the Wind River Meridian; together with all buildings and improvements situated thereon and all ditches, ditch rights, water and water rights appurtenant thereto.

Subject to a mortgage from William H. Cleveland to the Federal Land Bank of Omaha, to secure an indebtedness of \$3500.00 and interest.

Subject also to taxes for the year 1923; which said mortgage and taxes the grantee herein assumes and agrees to pay.

\$3.00 Revenue Stamps Cancelled W.H.C. 2/26/23.

WITNESS my hands this 23rd. day of February, 1923.

Signed, Sealed and Delivered in Presence of William H. Cleveland
P.B. Coolidge.

THE STATE OF WYOMING. }
County of Fremont. } SS.

On this 26th. day of February 1923, before me personally appeared William H. Cleveland (Widower) to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and Notarial seal, this 26th. day of February A.D.:1923.

(NOTARY SEAL)

P. B. Coolidge
Notary Public.

My commission expires on the 29th. day of April A.D.1923.

THE STATE OF WYOMING. }
County of Fremont. } SS.

This instrument was filed for record at 10.30 o'clock A.M., on the 27th. day of Feby. A.D.1923. and duly recorded in Book 49 on Page 226.

H. M. Farlow
County Clerk and ex-officio Register of Deeds.
By-----E.W.Hainworth. Deputy Clerk.

SEAL AND DELIVERED IN PRESENCE OF

Theresa Felter Harris (SEAL)
John E. Harris (SEAL)

24537
1919-19 I.O.

Louis Kabell, Jr.
As to Theresa Felter Harris.

Wm. H. Dickinson
As to John E. Harris.

Revenue Stamps \$2.00
Cancelled 1/29/20.
H.M.F. Co.Clk.

THE STATE OF WYOMING,)
COUNTY OF UINTA) ss.

WHE
General Lon
Nicholson, p
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of Section
Wyoming, co

I, Louis Kabell, Jr., a Notary Public in in and for said County, in the State aforesaid do hereby certify that said Theresa Felter Harris personally known to me as the person whose name is subscribed to the annexed deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument of writing as her free and voluntary act, for the uses and purposes therein set forth, and expressly waived and released all right, title and benefit of exemption, under any and all Homestead Exemption Laws, so called of said State of Wyoming.

NOW
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And I further certify that she was by me first examined separate and apart from her said husband in reference to the signing and acknowledging such deed, the nature and effect of said deed being explained to her by me, and that she being by me fully apprised of her part of the effect of signing and acknowledging said deed, did sign the same while so separate apart from her said husband, and did then acknowledge that she freely and voluntarily signed and acknowledged the same for the uses and purposes therein set forth, and expressly waived and released all her rights and advantages under and by virtue of all laws of said State of Wyoming, relating to the exemption of homesteads. And I further certify that my commission expires Dec. 1st, 1923.

Given under my hand and notarial seal, this 24 day of January A.D.1920.

(SEAL) Louis Kabell, Jr.
Notary Public.

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(S E A L)

The State of Wyoming,)
County of Fremont,) ss

Before me Chas. J. Ohnhaus, Clerk U.S. District Court of Wyoming, State aforesaid personally appeared this day John E. Harris, whose name is subscribed to the above and foregoing instrument and acknowledged that he signed sealed and delivered said instrument of writing as his free and voluntary act and deed for the uses and purposes therein set forth and expressly waived and released all rights title benefit and exemptions under and by virtue of the homestead exemption laws so called of the State of Wyoming. And I further certify that my commission expires ----

RECORDED; Pa
Entered on T
STATE OF WYO
FREMONT COU
CLERK'S OFFI

Given under my hand and notarial seal this the 24 day of January 1920.

(SEAL) CHAS. J. OHNHOUS
Clerk U.S. District Court of Wyoming.
By Wm. H. Dickinson, Deputy.

THE STATE OF WYOMING)
COUNTY OF FREMONT) ss.

This Deed was filed for record at 3 o'clock P.M., on the 29th day of Jany A.D. 1920 and duly recorded in Book 45 on page 254

H. M. Farlow
County Clerk and ex-officio Register of Deeds.

STATE OF WYOMING }
County of Fremont } ss.

I, Alma Nicol, County Clerk, within and for said County in the State aforesaid, do hereby certify that the within and foregoing is a full, true and complete copy of Warranty Deed between the parties herein named as same appears on Record in the office of the County Clerk of Fremont County, Wyoming.

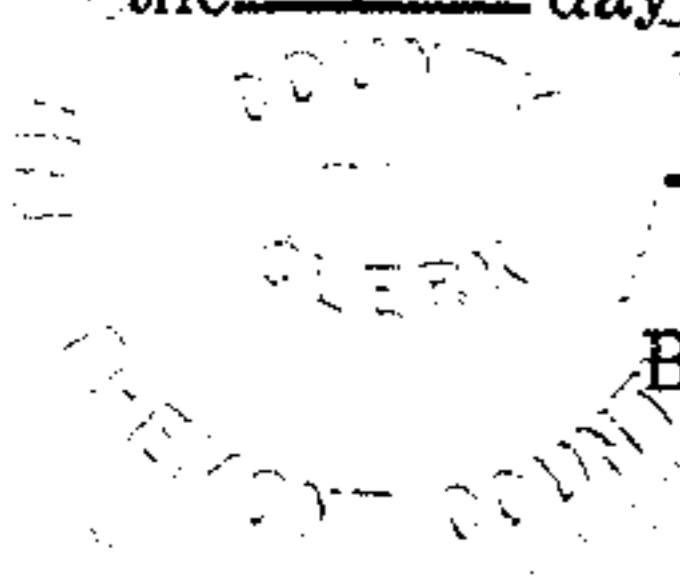
Witness my hand and official seal at Lander, Wyoming
the 21st day of August 1972

ALMA NICOL

County Clerk

By Raeline Stanke

Deputy



TAX DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas, the following described real property, viz:

Fraction of the E 1/2 NE 1/4 Section 33 and Lot 9 Section 28; all in Township 4 North, Range 3 West of the Wind River Meridian

situated in the County of Fremont and the State of Wyoming, was subject to taxation for the year 9 A. D. 1937, 1938, 1939 & 1940, and whereas the taxes assessed upon said real property for the year 9 aforesaid, remained due and unpaid at the date of such sale hereinafter named, and whereas the treasurer of the said County did on the 15th day of September A. D. 41, by virtue of the authority vested by law at (an adjourned sale), the sale begun and publicly held on the 15th day of September A. D. 1941, expose to public sale at the court house in the county aforesaid, in substantial conformity with all the requirements of the statute in such case made and provided, the real property above described, for the payment of the taxes, interest and costs then due, and remaining unpaid on said property, amounting to Ninety Four and 99/100 Dollars, and whereas, at the time and place of such sale said real property could not be sold for the amount of taxes and costs of advertising due on the same, the said treasurer then and there bid in and purchased said real property for the County of Fremont, Wyoming, for the amount of the taxes and costs aforesaid, and thereupon issued a CERTIFICATE OF PURCHASE to said County, *and whereas, the Board of County Commissioners of said county did, on the 7th day of October 1941, duly assign such CERTIFICATE OF PURCHASE, and all the right, title and interest of said County in and to said property, to Orpha Nipper of the County of Fremont and State of Wyoming, and whereas, four years have elapsed since the date of said sale, and the said property has not been redeemed therefrom as provided for by law; now, therefore, I, S.A. Ballengee, treasurer of the county aforesaid, for and in consideration of the said sum to the treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, bargain and sell, unto the said Orpha Nipper, h. er. heirs and assigns, the real property hereinbefore described, to have and to hold unto h. er. the said Orpha Nipper, h. er. heirs and assigns forever, subject, however, to all the rights of redemption provided by law, and due and regular notice of the expiration of the time of redemption having been given as provided by Section 115-2343, Wyoming Revised Statutes, 1931, as amended by Chapter 37, Session Laws of Wyoming, 1937. and as further amended by Chapter 101, Sessions Laws of Wyoming, 1943

IN WITNESS WHEREOF, I, S.A. Ballengee, treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto subscribed my name, on this 31st day of October A. D. 46

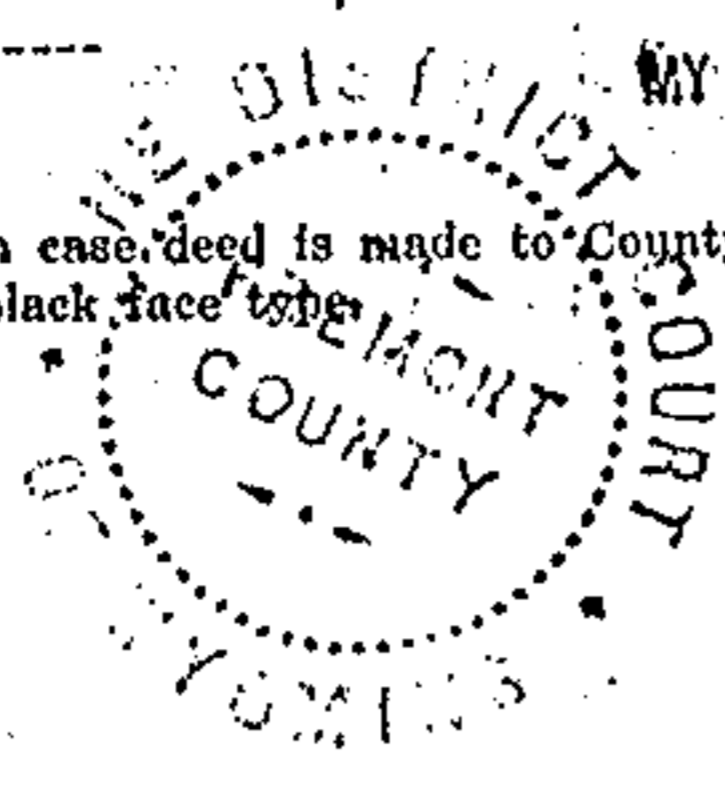
Witness [Signature] [Signature] Treasurer.

THE STATE OF WYOMING, County of Fremont ss.

I hereby certify, that before me, the undersigned Albert Tweed, Clerk of Court in and for said county, personally appeared the above named S.A. Ballengee, treasurer of said county, at the date of the execution of the above conveyance, and known to me to be the identical person whose name

is affixed to, and who executed the above conveyance, as treasurer of said county, and who acknowledges the execution of the same to be his voluntary act and deed, as treasurer of said county, for the purposes therein expressed.

Given under my hand and official seal this 31st day of October
A. D. 1916
(Seal) *Albert L. ...* Clerk of District Court.



MY TERM EXPIRES FIRST MONDAY
IN JANUARY, 1917.

*NOTE:—In case deed is made to County, strike out the words in brackets and also the words "his heirs," "him," "her," etc., printed in black face type.

TAX DEED
(Wyoming Revised Statutes, 1931)

TO

THE STATE OF WYOMING,
County of _____ } ss.

This instrument was filed for record at _____
o'clock _____ M., on the _____
day of _____ A. D. 19____,
and duly recorded in Book _____
on Page _____

County Clerk and Ex-Officio Registrar of Deeds

By _____
Deputy Clerk

No. _____ Fees, \$ _____

THE HULL COMPANY, BUREAU 52123

AFFIDAVIT OF PUBLICATION

WYOMING STATE JOURNAL
Lander, Wyoming

NOTICE OF INTENTION TO APPLY FOR TAX DEED

Notice is hereby given that on the 15th day of September, 1941, at a sale of real estate for delinquent taxes, the County Treasurer duly purchased, in the name of Fremont County, Wyoming, for the amount of delinquent taxes and costs thereon for the years 1937, 1938, 1939 and 1940, the following described real estate situated in Fremont County, Wyoming, to-wit: Fraction of the E $\frac{1}{4}$ NE $\frac{1}{4}$, Section 33 and Lot 9, Section 28, in Township 4 North, Range 3 West, Wind River Meridian;

That Certificate of Purchase number 232-41 was issued to the County of Fremont; that thereafter the Board of County Commissioners of Fremont County, Wyoming, did on October 7, 1941, assign said Certificate of Purchase to Orpha Nipper; that said real estate was assessed and taxed in the name of John A. McNamara for the years 1937, 1938, 1939 and 1940; that the period of redemption has expired and this notice is published within two years after the expiration of said period of redemption; that said assignee will make application for a tax deed on October 12, 1946, which date is not less than three months nor more than five months after the date of this notice.

Dated at Lander, Wyoming, this 11th day of July, 1946.

ORPHA NIPPER
First Publication, July 11, 1946
Third Publication, July 25, 1946
State Journal, Lander, 2418 fac

STATE OF WYOMING, }
County of Fremont } ss.

I, E. L. NEWTON, do solemnly swear that I am PUBLISHER of The WYOMING STATE JOURNAL, A weekly paper of general circulation, published once each week at Lander, Fremont County, Wyoming, that the notice attached hereto, and which is a part of the affidavit, was published in said newspaper for Three consecutive weeks, the first publication having been made on the 11 day of July A. D., 1946, and the last publication on the 25 day of July A. D., 1946, that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and that the notice was published in the newspaper proper, and not in a supplement.

E. L. Newton

Subscribed in my presence and sworn to before me this 22nd day of October A. D. 1946.

L. H. ...
Notary Public.

My commission expires on the 23rd day of January A. D., 1947.

STATE OF WYOMING / No. 232-41
COUNTY OF FREMONT / Filed in this office
CLERK'S OFFICE / for record at 3 o'clock P.M.
Recorded in Book 71 NOV 4 1946
of 194 Pages 191
County Clerk and Ex-officio Register of Deeds
By G. J. ... Deputy

INDEXED ✓
ABSTRACTED ✓
PHOTOSTATIC RECORDED

WARRANTY DEED

ORPHA NIPPER and ARTHUR NIPPER, her husband, GRANTORS, for and in consideration of TEN AND OTHER DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY and WARRANT to M. J. HEATHMAN and LEAF L. HEATHMAN, husband and wife, as tenants by the entireties with right of survivorship and not as tenants in common, GRANTEES, the following-described real estate, situated in Fremont County and the State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of said state, to-wit:

Township 4 North, Range 3 West of the Wind River Meridian

FREMONT COUNTY, WYOMING

Section 33: ~~W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$~~

Section 34: A tract of land described as follows: Beginning at the brass cap of the North-west corner of Indian Allotment 889, Wind River Indian Reservation, Fremont County, Wyoming, thence South 1120 ft. to a point on the South bank of Nipper Draw or Point 2; thence South 67° East 998 ft. to Point 3; thence South 85°0' East 405 ft. to Point 4; thence in a Northwesterly direction along the escarpment above Wind River 2100 ft. to Point 1 or the point of beginning, containing 21 acres more or less.

Together with all water and water rights, ditches and ditch rights, rights-of-way, easements, and all buildings and improvements situate on or appurtenant to any of the above-described lands.

Reserving, however, unto Grantors, their heirs, successors or assigns, an undivided one-half interest in and to all oil, gas, and other minerals in, upon, or under the above-described lands and premises, together with the full right of ingress and egress for the purpose of prospecting, discovering, exploring, drilling, producing, transporting and marketing the same therefrom and thereof and the use of as much of the surface as may be reasonably necessary for such purposes.

Dated this 7th day of January, 1976.

Fremont County, Wyo. No. 911171
Recorded
APR 1 1976 Book 23 of MICROFILM Page 511
9 o'clock AM James A. Farthing
County Clerk

Orpha Nipper
Orpha Nipper
Arthur Nipper
Arthur Nipper

THE STATE OF WYOMING)
County of Fremont) ss

The foregoing instrument was acknowledged before me this 7th day of January, 1976, by Orpha Nipper and Arthur Nipper, wife and husband.

WITNESS my hand and official seal.

Dorinda J. Marley

My commission expires: March 17, 1979

D-11-B-11-XR

WARRANTY DEED

ORPHA NIPPER and ARTHUR NIPPER, her husband, Grantors, for and in consideration of TEN AND OTHER DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY and WARRANT to M. J. HEATHMAN and LEAH L. HEATHMAN, husband and wife, as tenants by the entirety with right of survivorship and not as tenants in common, Grantees, the following described real estate situated in Fremont County and the State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of said state, to-wit:

Township 4 North, Range 3 West of the Wind River Meridian

FREMONT COUNTY, WYOMING

Sec. 28: Lot 9 (SE1/4SE1/4)
Sec. 33: NE1/4NE1/4, E1/4SE1/4NE1/4

Together with all water and water rights, ditches and ditch rights, rights of way, easements, and all buildings and improvements situate on or appurtenant to any of the above-described lands.

Reserving however, unto Grantors, their heirs, successors or assigns, an undivided one-half interest in and to all oil, gas, and other minerals in, upon, or under the above-described lands and premises together with the full right of ingress and egress for the purpose of prospecting, discovering, exploring, drilling, producing, transporting and marketing the same therefrom and thereof and the use of as much of the surface as may be reasonably necessary for such purposes.

Dated this 2nd day of May, 1975.

Orpha Nipper
Orpha Nipper

Arthur Nipper
Arthur Nipper

STATE OF WYOMING)
COUNTY OF FREMONT) ss

The foregoing instrument was acknowledged before me this 2nd day of May, 1975, by Orpha Nipper and Arthur Nipper.

W.A. Smith
Notary Public

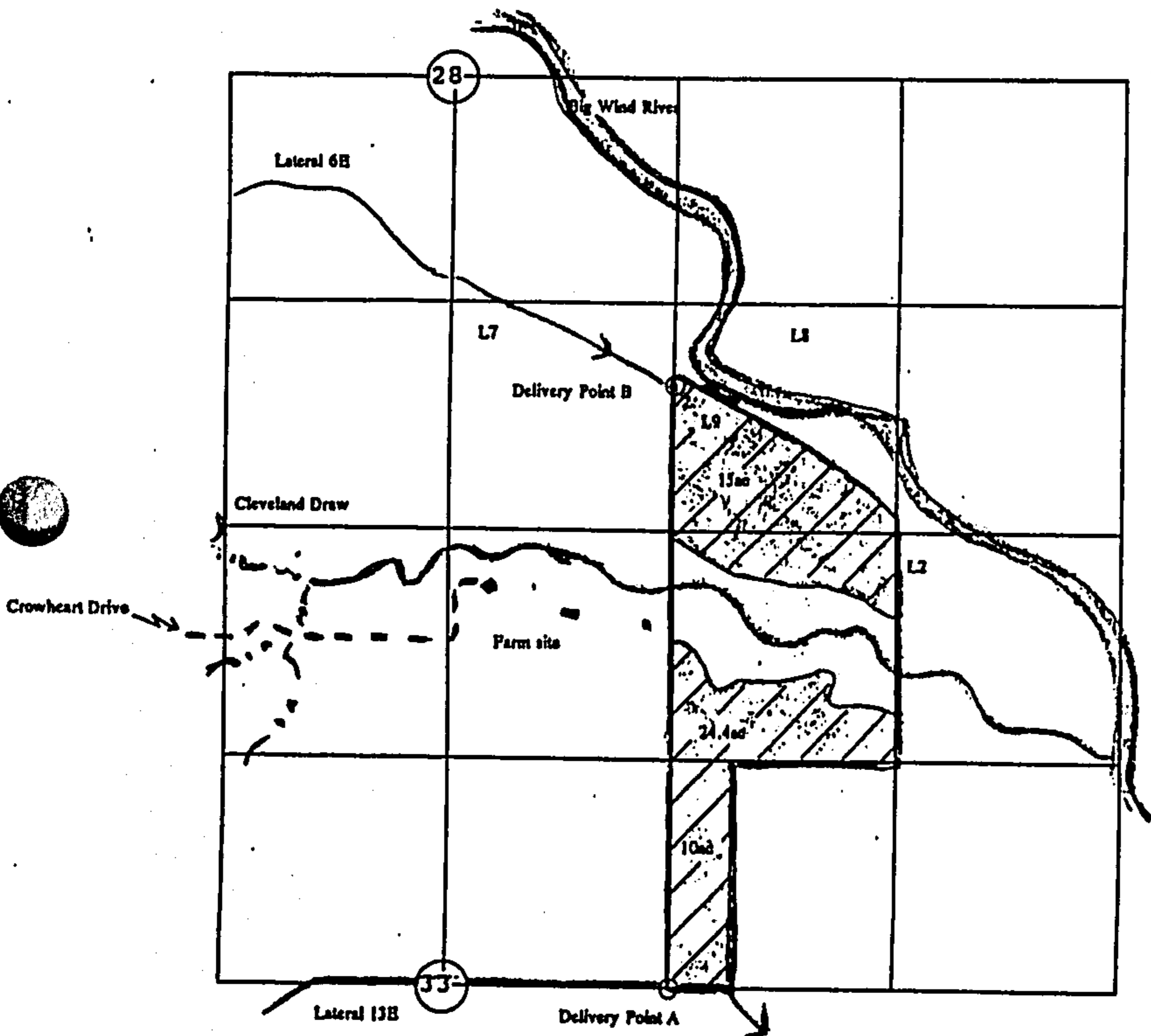


commission expires: 9-24-76





Fremont County, Wyo. No. 889286 285
Recorded
MAY 9 1975 Book 6 of Microfilm Page
12 o'clock PM James A. Farthing
County Clerk

12. Sketch of claim area: Township 4N Range 3W

Scale: 5 3/16" = 1 mile



Legend:

-  Ownership and Claim Boundary
-  Irrigated
-  Unirrigated
-  Center of Described Sections

Total Irrigated Acres:

T4N, R3W, WRM
 NENE Sec. 33 - 24.4ac
 Lot 9 (SESE) Sec. 28 - 15.0ac
 W $\frac{1}{2}$ W $\frac{1}{2}$ SENE Sec. 33 - 10.0ac