

WARRANTY DEED

FLOYD R. KING and KAY R. KING, husband and wife, grantors, of Teton County, Wyoming, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to CHARLES E. LEWTON and D JEAN LEWTON, husband and wife, grantees, whose address is P.O. Box 442, Jackson, Wyoming, 83001, the following described real estate, situate in Teton 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 Lot 6 and part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  and Lot 7 (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 3, T42N, R116W, Teton County, Wyoming described as follows:

BEGINNING at a point on the east line of said Section 3, N01°-11.2'W, 781.01 feet from the southeast corner of said Section 3 where found a 6"x6" concrete post with copper plate inscribed "T42N R116W S3 | S2 1966",  
S10 | S11

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S

thence continuing N01°-11.2'W, 1885.39 feet along said east line to the east one-quarter corner of said Section 3 where found a 2" steel pipe 36" long with brass cap inscribed

"PHILIP G. MORTON RLS376 JACKSON WYO T42N R116W 1/4 S3/S2 1961",

thence N01°-12.2'W, 66.66 feet along the east line of said Section 3 to the meander corner on the left bank meander line of the Snake River where found a 2" galvanized steel pipe with brass cap inscribed

"PHILIP G. MORTON RLS376 JACKSON WYO T42N R116W

MC 1961";  
S3 | S2

thence along the said meander line as follows:

thence S58°-02'W, 118.80 feet to Angle Point No. 8;

thence S35°-39'W, 660.66 feet to Angle Point No. 7;

thence S28°-50'W, 463.32 feet to Angle Point No. 6;

thence S74°-55'W, 603.24 feet to Angle Point No. 5;

thence S49°-49'W, 384.17 feet to a point and leave said meander line;

thence S40°-11'E, 455.14 feet perpendicular to said meander line between Angle Point No. 4 and 5, to a

Recorded Sept. 21 1979 at 9:05 a.m. of Photo Page 428 to 430  
in Book 91 of Photo Page 428 to 430 \$8.00 pd  
No. 203197  
By Jolynn Coonce County Clerk  
V. Jolynn Coonce  
County Clerk  
By [Signature] Dep.

RECORDED	INDEXED
COMPARED	FILED

point on the west line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ,

thence N89°-41'3"E, 380.22 feet parallel to the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  to a point,

thence S78°27'E, 972.97 feet to the POINT OF BEGINNING,

ENCOMPASSING an area of 5.4 acres, more or less,

each point marked by a steel T-shaped stake 24" long with metal cap inscribed 'SURVEY POINT NO. 1 DISBURSE RLS164',

each Angle Point marked by a 2" galvanized steel pipe with brass cap appropriately inscribed

the base bearing for this survey is the east line of the NE $\frac{1}{4}$  of Section 10, T42N, R116W Line N01°-15'4"W,

together with and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, subject to all easements and encumbrances of right and record.

SUBJECT to an easement for ingress and egress and for utility installation appurtenant to Tract B as follows

A strip of land six feet in width being part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  and lot 6 of Section 3, T42N, R116W with the east line described as follows

BEGINNING at a point on the east line of said Section 3, N01°-11'2"W, 781.01 feet from the southeast corner of said Section 29

thence continuing N01°-11'2"W, 605.36 feet along the said east line to the northwest corner of the Middle Meadow Road of record in the Office of the Clerk of Teton County on Map T-398 in Book 1 of Maps on page 172,

that a partial survey was made of the east section line and meander line and records of the Bureau of Land Management were used,

Grantors and grantees agree between themselves, and for their successors and assigns, that the line dividing the appurtenant riparian rights will be a protraction of N40°11' W, a common line between the grantors' and grantees' lands (Tracts A and B), and perpendicular to the meander line from its intersection with the left bank meander line between Angle Point No. 4 and Angle Point No. 5 to the thread of the main channel of the Snake River.

