

TETON COUNTY, WYOMING

WARRANTY DEED

Albert W. Nelson, et ux
TO
William J. McCallum, et ux or Survivor

THE STATE OF WYOMING,
County of Teton

This instrument was filed for record at 9:45 o'clock A.M.
on the 3th day of June A. D. 1955.
of Deeds 515
and duly recorded in Book 10 on Page

Grace A. Smith
County Clerk and Ex-Officio Register of Deeds.

By Deputy Clerk.

No. 53966 Fees \$ 1.50

WARRANTY DEED WITH RELEASE OF HOMESTEAD

Albert W. Nelson and Fern K. Nelson, husband and wife.
Teton County, and State of Wyoming
Ten Dollars and other good and valuable consideration DOLLARS
in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO William J. McCallum and Grace McCallum, husband and wife, as joint tenants with the right of survivorship and not as tenants in common
Santa Clara County and State of California
Teton County and State of Wyoming.

The southeast quarter of the southeast quarter (SE1/4SE1/4); and
Lots 6 and 7; all of Section 3, Township 42 North, Range 116 West
of the Sixth Principal Meridian, containing 88.80 acres according
to government survey. Together with and including all improvements
thereon and all water and water rights and ditches and ditch rights
and rights of way therefor and all appurtenances belonging thereto
or used and enjoyed in connection therewith.

Together with an easement of right-of-way over the existing road
which connects the above real property with the State Highway, which
State Highway lies approximately one mile in an easterly direction
from the ranch house on such real property, including the right to use
such road by the purchasers, their family, guests, business patrons
and invitees, their heirs and assigns, either by foot, on horseback,
by horse-drawn vehicles, by gasoline-propelled vehicles or other usual
means of transportation, as a means of ingress and egress, including
the right, if necessary, to reasonably improve and repair such road.
Or in case said road should become unusable, over such other suitable route as
may be agreed upon; the grantees, their heirs and assigns to be per-
petually assured of an easement over and across said property to said
public highway.

Revenue Stamp \$33.00 Cancelled.

WITNESS OUR hand & seal this 6th day of January 1955.
Albert W. Nelson
Fern K. Nelson

THE STATE OF WYOMING,
County of Teton
On this 6th day of January 1955, before me personally appeared
Albert W. Nelson and Fern K. Nelson, husband and wife,

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same
as their 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 seal, the day and year in this certificate first above written
E. N. Moody
Notary Public

(NOTARY SEAL) My commission expires on the 26th day of October A. D. 1958.