

This property is conveyed subject to existing rights-of-way, easements, and restrictions on record affecting the property.

Being the same conveyed to the grantor by deed recorded in said R. M. C. Office in Deeds Book 892, Page 307.

~~As part of the consideration hereof, the grantee assume and agree to pay the balance due on the promissory note executed by the grantor to Charles E. Runion and Margaret Louise Runion in the sum of \$50,000.00, dated June 18, 1970, secured by mortgage recorded in the said R. M. C. Office in Mortgage Book 1158, Page 257, in which there is a balance of \$50,000.00.~~

The Trustees have full power to hold, manage, sell and convey the aforesaid premises, and any subsequent purchaser, grantee, or mortgagee shall not be responsible to see to the application of any proceeds derived from the sale or mortgage of the aforesaid premises or any portion of such premises.

This conveyance is made subject to the mortgage executed by the Grantor to Charles E. Runion and Margaret Louise Runion in the sum of \$50,000.00, dated June 18, 1970, recorded in Mortgage Book 1158, Page 257, it being the intention of this conveyance that this transfer is a gift to the Trustees and that the Trustees do not assume the obligation of payment thereunder.

Type of Description of Land

Date same conveyed to the

by

of

18/ Deed recorded in office of Register of Deeds of

Cheyenne County, Wyo

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TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Linda E. Wilhelm and Cynthia M. Strauss, as Trustees for the benefit of Karen J. Strauss, under a declaration of trust, dated August 28, 1970, their successors in office and assigns forever.

~~hereby bind~~

AND I do hereby bind myself and my heirs, executors

and administrators, to warrant and forever defend all and singular the said premises unto the said Linda E. Wilhelm and Cynthia M. Strauss, as Trustees for the benefit of Karen J. Strauss, under a declaration of trust, dated August 28, 1970, their successors in office and assigns

~~hereby bind~~ against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.