

Document prepared by (after recording return to):

Name:

Address:

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR THE CONSIDERATION OF \$_____ and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____ and _____, Husband and Wife, of _____ [insert address] (hereinafter referred to as the "Grantors") do hereby bargain, sell, convey and warrant to _____ and _____, Husband and Wife, of _____ [insert address] (hereinafter referred to as the "Grantees"), as joint tenants with rights of survivorship, the following lands and property, together with all improvements located on the property, situate in the County of _____, State of Wyoming:

[Give legal description of property]

Prior instrument reference: Book _____, Page _____, Document Number _____
Recorder of _____ County, State of Wyoming

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by the Grantors, if any, which are reserved by the Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD to the said Grantees the above granted and bargained premises, as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties hereto that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

THIS IS A 2-PAGE FORM.

