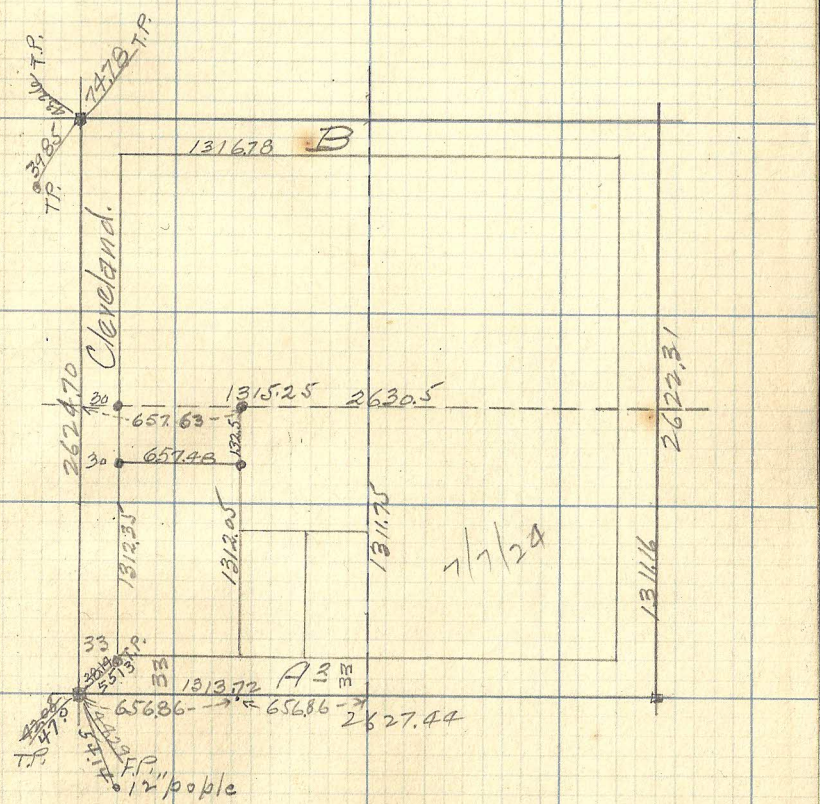N.W. 1/4 of Sec 16-29-23