

WARRANTY DEED

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged and confessed, Wayne Knapp, a single person, hereinafter called the grantor, hereby conveys and warrants to the TRANSPORTATION COMMISSION OF WYOMING, 5300 Bishop Blvd., Cheyenne, WY 82009-3340, its assigns or successors herein called the grantee, the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

Parcel 96A

That portion of a tract of land described in Book 455, Page 372, of the Sheridan Country Records in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 22, T. 56 N., R. 84 W. of the 6th P.M., Wyo. described by metes and bounds as follows:

Commencing at the point of intersection of the existing westerly right-of-way boundary of Main Street with the existing northerly right-of-way boundary of West 16th Street, said point also being the southeast corner of Lot 9, Block 1, Amended Plat of Meyer and Demple's Addition to the City of Sheridan, said point being monumented by a 2" aluminum cap per PLS 6812, from which the northeast corner of Lot 3 of said Block 1 bears N. 00°27'04.3" E. a distance of 321.41 feet, said point being monumented by a 3 $\frac{1}{4}$ " aluminum cap per PLS 6812;

thence N. 21°14'02.4" E. a distance of 225.534 feet to a point on the existing easterly right-of-way boundary of Main St., said point being the TRUE POINT OF BEGINNING;
thence S. 89°34'27.8" E. a distance of 10.00 feet;
thence N. 00°26'07.5" E. a distance of 16.62 feet to a point on the northerly boundary of said tract of land;
thence N. 89°32'45.3" W. along said northerly boundary a distance of 10.00 feet to a point on said existing right-of-way boundary;
thence S. 00°26'07.5" W. along said existing right-of-way boundary a distance of 16.62 feet to the point of beginning.

The above described parcel of land contains 166 square feet, more or less.

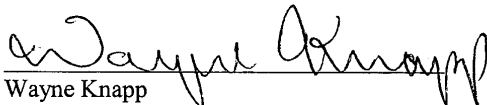
The basis of bearing for the above described parcel of land is N. 00°27'04.3" E. along the easterly boundary of said Block 1, Amended Plat of Meyer and Demple's Addition to the City of Sheridan.

Excepting and reserving from the above described lands and unto the grantor herein all oil, gas, minerals, and mineral estate of every kind and nature that can be removed from the ground without jeopardy to the maintenance or safety of public use or travel upon the surface estate hereby granted and without using the surface of the lands hereby granted.

Grantor hereby covenants with the grantee, that the grantor is lawfully seized of said lands; that said lands are free from encumbrances, and the grantor hereby warrants the title thereto against the lawful claims of all persons whomsoever.

Grantor releases and waives any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 7th day of October, 2009


Wayne Knapp
GRANTOR

ACKNOWLEDGMENT

THE STATE OF New York)
COUNTY OF Orange)§

The foregoing instrument was acknowledged before me this 7th day of October, 2009,
by WAYNE KNAPP

Witness my hand and official seal.

My commission expires

THOMAS J. MILLER
Notary Public in the State of New York
Qualified in Onon. Co. No. 5003387
My Commission Expires June 14, 2010


NOTARY PUBLIC