

WARRANTY DEED
FORM R/W-49-A
(7/91)

Exhibit "A"

RECORDED JANUARY 10, 1994 BK 363 PG 391 NO 158079 RONALD L. DAILEY, COUNTY CLERK

ALAN W. BOURNE and DONNA J. BOURNE

for and in consideration of Ten Dollars (\$10.00) and other valuable considerations

in hand paid, convey and warrant to THE TRANSPORTATION COMMISSION OF WYOMING, P.O. Box 1708, Cheyenne.

Wyoming 82002-9019, grantee, the following described real estate, situated in the County of Sheridan.

State of Wyoming, to-wit:

All that portion of Tracts 2, 3 and 4 of Big Goose Valley Subdivision, Sheridan County, located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, T. 55 N., R. 85 W. of the 6th P.M., Wyoming, and lying between the northwesterly boundary of said subdivision and a parallel right-of-way line 40 feet to the left or southeasterly side when measured at right angles to the following described survey line of highway, said parallel right-of-way line begins on the northeasterly boundary of said Tract 4 and ends on the southwesterly boundary of that certain 0.25 of an acre parcel of land located in said Tract 2 and described in Book 277 at Page 235 of the Sheridan County Records:

Commencing at a point on the north boundary of said Section 10 from which the northeast corner thereof bears N.88°46'03.8"E. a distance of 813.21 feet and the north quarter corner thereof bears S.88°46'03.8"W. a distance of 1,841.41 feet;

thence S.55°30'W. a distance of 820 feet to the True Point of Beginning;

thence with said parallel right-of-way line 40 feet to the left or southeasterly side, continuing S.55°30'W. a distance of 127.72 feet;

thence S.56°21'W. a distance of 450 feet, more or less, until said parallel right-of-way line intersects the southwesterly boundary of said 0.25 of an acre parcel of land;

thence with the southwesterly boundary of this parcel being the southwesterly boundary of said 0.25 of an acre parcel of land continuing S.56°21'W. a distance of 20 feet, more or less, until said southwesterly boundary intersect the northwesterly boundary of said Big Goose Valley Subdivision.

The above described parcel of land contains 26,025 square feet, more or less.

NOTE: All bearings and distances in this description are based on the Wyoming State Plane Coordinate System, East Central Zone, modified to Wyoming Transportation Department Coordinate System by an adjustment factor of 1.0003000.

Excepting and reserving from the above described lands and unto the grantors 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.

And said grantor S. hereby covenant with the Transportation Commission of Wyoming, that they are lawfully seized of said premises; that said premises are free from encumbrances, and said grantor S. hereby warrant the title thereto against the lawful claims of all persons whomsoever.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 17 day of July, A. D., 1992

Alan W. Bourne
Donna J. Bourne