

WARRANT DEED

RECORDED JANUARY 29, 1958, BK 116 PG 48
B. B. HENNE, COUNTY CLERK

John Jensen and Minnie M. Jensen, husband and wife

for and in consideration of One Dollar and other considerations
in hand paid, convey and warrant to THE STATE OF WYOMING, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, grantees, the following described real estate, situated in the County of Sheridan

TO-WIT: All that part of the NW $\frac{1}{4}$ Section 28, T. 57 N., R. 84 W. of the 6th P. M., Wyoming, lying between parallel right of way lines of hereinafter stated distances apart when measured at right angles to the following described survey line of highway, said parallel right of way lines extending to and terminating at the legal boundaries of said lands:

Beginning at a point on the north boundary of said Section 28, from which the northwest corner thereof bears S. 89° 22' W. a distance of 78.5 feet;
thence, with said parallel right of way lines 430 feet apart being 230 feet to the left or easterly and 200 feet to the right or westerly, S. 28° 58' E. a distance of 2556 feet;
thence, with said parallel right of way lines 710 feet apart being 410 feet to the left or easterly and 300 feet to the right or westerly, continuing S. 28° 58' E. a distance of 514 feet, more or less, to a point on the south boundary of the NW $\frac{1}{4}$ of said Section 28, from which the west quarter corner of said Section 28 bears westerly a distance of approximately 1570 feet.
Said parcel of land containing 33.5 acres, more or less.

As an essential part of this transaction we the undersigned do for ourselves, our heirs and assigns, sell, transfer, convey and relinquish to the grantee, its successors and assigns, forever, all easement of access and all rights of ingress, egress and regress to, from and between the remaining portions of said lands and that portion hereby conveyed,

Except there is reserved to the grantors, their heirs and assigns, a right of access to service roads which will connect to an interchange at points that may be or are designated by the Wyoming State Highway Commission.

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

And said grantors hereby covenant with the said State of Wyoming, by and through its State Highway Commission, that they are lawfully seized of said premises; that said premises are free from encumbrances, and said grantor 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 9 day of January, A. D. 1958

Alan L. Roberts John Jensen
Alan L. Roberts Minnie M. Jensen
Grantors

ACKNOWLEDGMENT

THE STATE OF Wyoming
County of Sheridan

day of January, 1958, before me personally appeared

John Jensen and Minnie M. Jensen, husband and wife

known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead, the same having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and notarial seal, the day and year last above written.

My commission expires October 18, 1960

Alan L. Roberts
Notary Public