

WARRANTY DEED
FORM R/W-49-B
(10-75)

RECORDED JULY 10, 1985 BK 294 PG 465 NO 934619 MARGARET LEWIS, COUNTY CLERK

NEVADA O. ELLIS

grantor.....

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

in hand paid, conveyS.... and warrantS.... to THE STATE HIGHWAY COMMISSION OF WYOMING, grantee; the following described real estate, situated in the County of Sheridan, State of Wyoming, to-wit:

All that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29; SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30; N $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, all of T. 54 N., R. 79 W. of the 6th P.M., Wyoming, lying between parallel right of way lines of hereinafter stated distances apart when measured at right angles or radially to the following described survey line of highway, said parallel right of way lines begin on the north boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ and end on the south boundary of said NE $\frac{1}{4}$ SW $\frac{1}{4}$:

Commencing at the east quarter corner of said Section 30;
thence S.1°15'48.4"E. along the east boundary of said Section 30 a distance of 1,544.67 feet;

thence N.62°57'40.8"E. a distance of 560.63 feet to the True Point of Beginning;
thence with said parallel right of way lines 100 feet apart, being 50 feet on each side, S.62°57'40.8"W. a distance of 539.63 feet to the point of beginning of a 2°15' circular curve concave to the southeast the radius of which is 2,546.48 feet;

thence continuing with said parallel right of way lines 100 feet apart, southwesterly along said curve through a central angle of 0°28'22.8" a distance of 21.02 feet, more or less, to a point on said east boundary from which a witness corner to the southeast corner of said Section 30 (monumented by a brass cap) bears S.1°15'48.4"E. a distance of 1,129.36 feet;

thence continuing along said curve through a central angle of 31°58'51.1" a distance of 1,421.37 feet to the point of ending of said curve;

thence continuing with said parallel right of way lines 100 feet apart, S.30°30'26.9"W. a distance of 195.02 feet, more or less, to a point on the south boundary of said Section 30 from which the south quarter corner of said Section 30 bears S.89°17'39.4"W. a distance of 1,527.70 feet;

thence continuing with said parallel right of way lines 100 feet apart, continuing S.30°30'26.9"W. a distance of 2,237.96 feet;

thence with said parallel right of way lines 150 feet apart, being 80 feet to the left or southeasterly side and 70 feet to the right or northwesterly side, continuing S.30°30'26.9"W. a distance of 50 feet;

thence with said parallel right of way lines 100 feet apart, being 50 feet on each side, continuing S.30°30'26.9"W. a distance of 162.04 feet to the point of beginning of a 3°00' circular curve concave to the southeast, the radius of which is 1,909.86 feet;

thence continuing with said parallel right of way line 100 feet apart, southerly along said curve through a central angle of 25°07'17.9" a distance of 837.39 feet to the point of ending of said curve;

thence continuing with said parallel right of way lines 100 feet apart, S.5°23'09.0"E. a distance of 1,100 feet, more or less, until said parallel right of way line 50 feet to the right or westerly side intersects the south boundary of said NE $\frac{1}{4}$ SW $\frac{1}{4}$.

The parcel of land hereby conveyed contains 14.9 acres, 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 Highway Department Coordinate System by an adjustment factor of 1.0002.

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..... hereby covenant..... with the State Highway Commission of Wyoming, that..... she..... 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 6th day of June, 1985

Nevada O. Ellis
NEVADA O. ELLIS

Grantors

ACKNOWLEDGEMENT

THE STATE OF WYOMING

COUNTY OF Sheridan

The foregoing instrument was acknowledged before me this 6th day of June, 1985, by

Nevada O. Ellis

Witness my hand and official seal.

My commission expires September 13, 1988

Catherine A. Pleasance

NOTARY PUBLIC

ACKNOWLEDGEMENT

THE STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this..... day of....., 19....., by.....

Witness my hand and official seal.

My commission expires

NOTARY PUBLIC