

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

RECORDED FEBRUARY 20, 1985 BK 291 PG 545 NO. 922868 MARGARET LEWIS, COUNTY CLERK

The Kemmerer Coal Company

grantor.....

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

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

PARCEL NO. 1: All that portion of the ~~SE~~^{SW}~~NE~~^{NE} of Section 15, T. 57 N., R. 85 W., of the 6th P.M., Wyoming lying south of a parallel right of way line of hereinafter stated distances to the right or northerly side when measured at right angles or radially to the following described survey line of highway, said parallel right of way line begins on the east boundary and ends on the west boundary of said ~~SE~~^{SW}~~NE~~^{NE}:

Beginning at a point on the east boundary of said Section 15 from which the east quarter corner thereof bears N. 0° 28' 05.6" W. a distance of 149.81 feet, said point of beginning also being located on a 1° 00' circular curve concave to the north, the radius of which is 5,729.58 feet and at which point a line tangent to said curve bears N. 72° 30' 36.7" W.;

thence with said parallel right of way lines 275 feet to the right or northerly side along said curve through a central angle of 5° 43' 32.4" a distance of 572.57 feet;

thence with said parallel right of way line 200 feet to the right or northerly side continuing along said curve through a central angle of 2° 22' 02.6" a distance of 236.74 feet to the point of ending of said curve;

thence continuing with said parallel right of way line 200 feet to the right or northerly side, N. 64° 25' 01.6" W. a distance of 720 feet, more or less, until said parallel right of way line intersects said west boundary.

The parcel of land hereby conveyed contains 11.3 acres, more or less.

PARCEL NO. 2: All those portions of the ~~SW~~^{SW}~~NW~~^{NW} of Section 14, T. 57 N., R. 85 W. of the 6th P.M. and of a tract of land lying in the ~~S~~^S~~E~~^E of said Section 14 as described in Book 54 at Page 569 of the Sheridan County Records, lying between the southerly right of way boundary as described in Book 102 at Page 72 of the Sheridan County Records and a parallel right of way line of hereinafter stated distances to the left or northerly side when measured at right angles or radially to the following described survey line of highway, said parallel right of way line begins on the west boundary of said Section 14 and ends on the east boundary of the ~~NW~~^{NW}~~SE~~^{SE} of said Section 14:

Commencing at a point on the west boundary of said Section 14 from which the west quarter corner thereof bears N. 0° 28' 05.6" W. a distance of 149.81 feet;

thence N. 72° 02' 27.0" W. a distance of 93.87 feet to the True Point of Beginning said True Point of Beginning also being located on a 1° 00' circular curve concave to the north the radius of which is 5,729.58 feet and at which point a line tangent to said curve bears S. 71° 34' 17.4" E.;

thence with said parallel right of way line 275 feet to the left or northerly side, southeasterly along said curve through a central angle of 4° 12' 46.9" a distance of 421.30 feet;

thence with said parallel right of way line 175 feet to the left or northerly side continuing southeasterly along said curve through a central angle of 12° 04' 09.8" a distance of 1,206.94 feet to the point of ending of said curve;

thence continuing with said parallel right of way line 175 feet to the left or northerly side, S. 87° 51' 14.1" E. a distance of 93.06 feet;

thence with said parallel right of way line 200 feet to the left a northerly side continuing S. 87° 51' 14.1" E. a distance of 800 feet;

thence with said parallel right of way line 300 feet to the left or northerly side, continuing S. 87° 51' 14.1" E. a distance of 438.99 feet to the point of beginning of a 0° 45' circular curve concave to the south the radius of which is 7,639.44 feet;

thence continuing with said parallel right of way line 300 feet to the left or northerly side, southeasterly along said curve through a central angle of 5° 26' 54.8" a distance of 726.47 feet, to the point of ending of said curve;

thence continuing with said parallel right of way line 300 feet to the left or northerly side, S. 82° 24' 19.3" E. a distance of 435 feet, more or less until said southerly right of way boundary as described in Book 102 at Page 72 intersects the east boundary of said ~~NW~~^{NW}~~SE~~^{SE}.

The parcel of land hereby conveyed contains 60.3 acres, more or less.

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

As an essential part of this transaction, the undersigned, does for itself, its successors and assigns, sell, transfer, convey and relinquish to the said grantee its successors and assigns, all easement of access and all rights of ingress, egress and regress to, from and between the remaining portions of said grantors' lands and those portions hereby conveyed. Except there is reserved to the grantors' its successors and assigns the right of access to a service road located in the southerly portion of the above described Parcel No. 2.

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 it is 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 29th day of September, A. D. 1980
 The Kemmerer Coal Company
 Roy Coulson, President
 Roy Coulson, Secretary
 Grantors

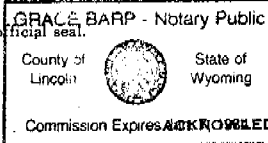
ACKNOWLEDGEMENT

THE STATE OF Wyoming }
 COUNTY OF Lincoln } ss.

The foregoing instrument was acknowledged before me this 29th day of September, 1980, by
 Roy Coulson, President of The Kemmerer Coal Company

Witness my hand and official seal.

My commission expires 1-2-84



ACKNOWLEDGEMENT

THE STATE OF _____ }
 COUNTY OF _____ } ss.

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

Witness my hand and official seal.

My commission expires _____