

WARRANTY DEED

RECORDED JANUARY 7, 1981 BK 254 PG 5 NO. 806808 MARGARET LEWIS, COUNTY CLERK

RALPH L. GROSHART and SHIRLEY J. GROSHART, husband and, grantor,  
wife; and SUNRISE RANCH, INC., a Wyoming corporation,  
 for and in consideration of -----One and More----- Dollars  
 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 S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 2, NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11,  
 N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 12, all of T. 57 N., R. 86 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 at the south boundary of said N $\frac{1}{2}$ NW $\frac{1}{4}$  and end at the north  
 and west boundaries of said S $\frac{1}{2}$ SE $\frac{1}{4}$ :

Beginning at a point which bears S. 57° 06' 09.6" E. a distance of 312.08 feet from  
 a point on the south boundary of said N $\frac{1}{2}$ NW $\frac{1}{4}$  from which the southwest corner thereof bears  
 S. 89° 41' 57" W. a distance of 1,088.58 feet, said point of beginning also being located  
 on a 0° 30' 0.0" circular curve to right, the radius of which is 11,459.16 feet and at which  
 point a line tangent to said curve bears S. 57° 52' 58.4" E.;

thence with said parallel right of way lines 400 feet apart, being 200 feet on each  
 side along said curve through a central angle of 2° 45' 58.3" a distance of 553.24 feet  
 to the point of ending of said curve;

thence continuing with said parallel right of way lines 400 feet apart N. 55° 07' 0.1" W.  
 a distance of 1,081.52 feet, more or less, to a point on the west boundary of said N $\frac{1}{2}$ NW $\frac{1}{4}$   
 from which the northwest corner thereof bears N. 0° 09' 35.3" E. a distance of 577.18 feet;

thence continuing with said parallel right of way lines 400 feet apart, continuing  
 N. 55° 07' 0.1" W. a distance of 968.70 feet to a point on the north boundary of said  
 NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11 from which the northeast corner thereof bears N. 88° 19' 58.3" E. a  
 distance of 796.58 feet;

thence continuing with said parallel right of way lines 400 feet apart, continuing  
 N. 55° 07' 0.1" W. a distance of 1,296.54 feet;

thence with said parallel right of way lines 460 feet apart, being 200 feet to the  
 right or northeasterly side and 260 feet to the left or southwesterly side, continuing  
 N. 55° 07' 0.1" W. a distance of 300 feet;

thence with said parallel right of way lines 440 feet apart, being 200 feet to the  
 right or northeasterly side and 240 feet to the left or southwesterly side, continuing  
 N. 55° 07' 0.1" E. a distance of 528.33 feet to the point of beginning of a 1° 00'  
 circular curve to the left, the radius of which is 5,729.58 feet;

thence continuing with said parallel right of way lines 440 feet apart, along said  
 curve through a central angle of 1° 54' 00" a distance of 190 feet to the point of ending.

The parcel of land hereby conveyed contains 42.1 acres, more or less.

Parcel No. 2: All that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 12, T. 57 N., R. 86 W.  
 of the 6th P.M., Wyoming, lying between parallel right of way lines 400 feet  
 apart, being 200 feet on each side when measured at right angles or radially to the following  
 described survey line of highway, said parallel right of way lines begin at the south  
 boundary and end at the west boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ :

Beginning at a point which bears S. 58° 26' 55.7" E. a distance of 309.56 feet from  
 a point on the south boundary on said SW $\frac{1}{4}$ NE $\frac{1}{4}$  from which the east quarter corner of said  
 Section 12 bears N. 89° 33' 13.8" E. a distance of 2,050.59 feet, said point of  
 beginning also being located on the circular arc of a 2° 00' spiralled curve concave  
 southwesterly, the spiral lengths of which are 400.0 feet, the total length of which is  
 2,413.33 feet and the total central angle of which is 40° 16' 0.0" and at which point a line  
 tangent to said curve bears N. 55° 31' 09.9" W.;

thence along the circular arc of said spiralled curve through a central angle of  
 2° 30' 50.2" a distance of 125.70 feet to the point of beginning of a spiral arc of said  
 spiralled curve;

thence along said spiral arc through a central angle of 2° 50' 00.6" a distance of  
 183.99 feet, more or less, to a point on the south boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  from which the  
 east quarter corner of said Section 12 bears N. 89° 33' 13.8" E. a distance of 2,050.59 feet;

thence continuing along said spiral arc through a central angle of 1° 09' 59.4" a  
 distance of 216.01 feet to the point of ending of said spiralled curve;

thence N. 62° 02' 0.1" W. a distance of 675 feet, more or less, until the parallel  
 right of way line 200 feet to the right or northerly side intersects the west boundary of  
 said SW $\frac{1}{4}$ NE $\frac{1}{4}$ .

The parcel of land hereby conveyed contains 7.3 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 1.00030.

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As an essential part of this transaction, we, the undersigned, do for ourselves, our heirs, executors, 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.

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 State Highway 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.

Herety 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 October, A. D., 19 80  
Ralph L. Groshart Sunrise Ranch Inc.  
Shirley J. Groshart President  
Murielle Groshart Bell Sec. - Treas.  
Grantor

ACKNOWLEDGEMENT

THE STATE OF WYOMING )  
COUNTY OF Sheridan ) ss.

The foregoing instrument was acknowledged before me this 29th day of October, 1980, by Ralph L. Groshart and Shirley J. Groshart, husband and wife,

Witness my hand and official seal.

My commission expires 5/20/82

Janet Catterall  
Notary Public

ACKNOWLEDGEMENT

THE STATE OF WYOMING )  
COUNTY OF Sheridan ) ss.

The foregoing instrument was acknowledged before me this 29th day of October, 19 80, by Mark Jay Groshart, President of Sunrise Ranch, Inc.

Witness my hand and official seal.

My commission expires 5/20/82

Janet Catterall  
Notary Public