

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

CLOE A. GARRETSON grantor
for and in consideration of Ten Dollars (\$10.00) and other valuable considerations
in hand paid, convey S and warrant S to THE STATE HIGHWAY COMMISSION OF WYOMING, grantee, the follow-
ing described real estate, situated in the County of Sheridan, State of Wyoming, to-wit:

A portion of Lots 17, 18 and 19 in Block 3 of the Second Addition to the City of Clearmont, a part of Section 21, T. 54 N., R. 79 W. of the 6th P.M., Wyoming, lying between the westerly boundaries of said Lots 17, 18 and 19 and a parallel right of way line 35 feet to the left or easterly side when measured radially from the following described survey line of highway, said parallel right of way line begins on the north boundary of said Lot 17 and ends on the south boundary of said Lot 19:

Commencing at the north quarter corner of said Section 21;
thence N.89°48'55.2"W. along the north boundary of said Section 21 a distance of 315.73 feet;
thence S.14°49'02.4"W. a distance of 357.62 feet to the point of beginning of a 2°00' circular curve concave to the east the radius of which is 2,864.79 feet;
thence southerly along said curve through a central angle of 2°42' a distance of 135 feet to the True Point of Beginning;
thence continuing southerly along said curve through a central angle of 3°06' a distance of 155 feet, more or less, until said parallel right of way line intersects said south boundary.

The parcel of land hereby conveyed contains 2,100 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 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 S with the State Highway Commission of Wyoming, that she is lawfully seized of said premises; that said premises are free from encumbrances, and said grantor hereby warrant S 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 7th day of March, A. D., 1985

Cloe A. Garretson

ACKNOWLEDGEMENT

THE STATE OF WYOMING

COUNTY OF SHERIDAN

ss.

The foregoing instrument was acknowledged before me this 7th day of March, 1985, by

Cloe A. Garretson

Witness my hand and official seal.

My commission expires November 24, 1988

Peter J. Brennan Jr.
NOTARY PUBLIC