

Bills School RD
No. 37

WARRANTY DEED

RECORDED JULY 23, 1996 BK 381 PG 11 NO 232633 RONALD L. DATLEY, COUNTY CLERK

Margie May Reid grantor
for and in consideration of Ten Dollars (\$10.00) and other valuable considerations Dollars
in hand paid, convey S and warrant S to The Board of County Commissioners
Sheridan County, Wyoming grantee, the
following described real estate, situated in the County of Sheridan State of Wyoming, to-wit:

A portion of Tract 16, Roberts Subdivision, located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 22, T. 55 N., R. 84 W. of the 6th P.M., Sheridan County, Wyoming, lying between the presently existing right or easterly right-of-way boundary of County Road 115 and a parallel right-of-way line 15 meters (49.21 feet) to the right or easterly side when measured at right angles to the following described survey line of highway, said parallel right-of-way line begins on the south boundary and ends on the north boundary of a certain tract of land as described in Book 339 at Page 319 of the Sheridan County Records:

Commencing at the south quarter corner of said Section 22 from which the southwest corner thereof bears S.89°51'28.2"W. a distance of 804.863 meters (2,640.62 feet) and the southeast corner thereof bears S.89°47'41.9"E. a distance of 910.940 meters (2,660.56 feet), said corners each being monumented by an aluminum cap;
thence N.01°29'49.0"W. a distance of 50.720 meters (166.40 feet) to a point on said survey line of highway;
thence N.01°31'52.2"E. a distance of 185.063 meters (607.16 feet);
thence N.00°36'46.3"E. a distance of 265.874 meters (872.29 feet) to the True Point of Beginning;
thence with the presently existing right or easterly boundary of County Road 115 as the left or westerly boundary of this parcel, and a parallel right-of-way line 15 meters (49.21 feet) to the right or easterly side, continuing N.00°36'46.3"E. a distance of 92 meters (300 feet), more or less, to the north boundary of said tract of land.

The above described parcel of land contains 0.12 of a hectare (0.3 of an acre), more or less.

NOTE: All bearings and distances in this description are based on the Wyoming State Plane Coordinate System, NAD 83/93 meters East Central Zone, modified to Wyoming Department of Transportation Coordinate System by an adjustment factor of 1.000246811.

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 Board of County Commissioners
Sheridan County, Wyoming that this 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 14th day of June, A. D., 1996
Margie May Reid
Margie May Reid

GRANTORS