



WARRANTY DEED

ALEXANDRA K. OAKES, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to MIMI S. TATE, (herein referred to as "Grantee"), whose address is 1037 Beckton Road, Sheridan, WY 82801, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Parcel D which is described on Exhibit "A" attached hereto, and also a non-exclusive easement for ingress and egress and utilities 60 feet in width which is also described on Exhibit "A".

TOGETHER WITH all water, water rights and all improvements, if any, located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 26 day of November, 2014.

Alexandra K Oakes
 Alexandra K. Oakes

STATE OF WYOMING)
 : ss.
 County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 26 day of November, 2014, by Alexandra K. Oakes.



WITNESS my hand and official seal.

Timothy S. Tate
 Notary Public

My Commission expires: March 10 2017

EXHIBIT "A"
LEGAL DESCRIPTION

Record Owner: Alexandra K. Oakes
Re: Deed to Mimi Tate
March 6, 2015

Parcel D

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming (See Record of Survey filed in Drawer A of Plats, No. 339 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming); said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 31 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594); thence N00°12'06"W, 91.87 feet to the **POINT OF BEGINNING** of said tract; thence N66°45'55"W, 159.43 feet to a point; thence S66°48'51"W, 280.54 feet to a point; thence S82°24'33"W, 116.82 feet to a point; thence N27°25'51"W, 120.75 feet to a point; thence N41°05'27"W, 176.34 feet to a point; thence N02°10'02"W, 124.37 feet to a point, said point lying on the southerly line of a tract of land described in Book 431 of Deeds, Page 124; thence N84°28'32"E, 147.97 feet along said southerly line of said tract described in Book 431 of Deeds, Page 124 to a point; thence S34°21'43"E, 123.20 feet along said southerly line to a point; thence S72°01'37"E, 194.15 feet along said southerly line to a point; thence S86°38'30"E, 41.82 feet along said southerly line to a point; thence S86°31'11"E, 253.16 feet along said southerly line to a point, said point lying on the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S00°12'06"E, 136.20 feet along said east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract.

Said tract contains 2.91 acres of land, more or less.

ALSO INCLUDING an access easement sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 31 (Witnessed by a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594, N01°25'05"W a distance of 75.00 feet); thence S87°54'55"E, 3104.04 feet to the **POINT OF BEGINNING** of said easement, said point lying on the centerline of a 60' access easement described in Book 430 of Deeds, Page 275; thence N88°04'23"E, 161.43 feet along said centerline to a point; thence N78°06'45"E, 148.98 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 14°17'38", a radius of 811.94 feet, an arc length of 202.56 feet, a chord bearing of N85°15'33"E, and a chord length of 202.03 feet to a point; thence S87°35'38"E, 134.73 feet along said centerline to



a point; thence, along said centerline through a non-tangent curve to the left, having a central angle of 25°57'30", a radius of 200.00 feet, an arc length of 90.61 feet, a chord bearing of N79°25'37"E, and a chord length of 89.84 feet to a point; thence N66°26'52"E, 26.79 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 15°30'21", a radius of 353.49 feet, an arc length of 95.66 feet, a chord bearing of N74°12'03"E, and a chord length of 95.37 feet to a point; thence N81°57'13"E, 34.12 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the left, having a central angle of 31°27'57", a radius of 187.73 feet, an arc length of 103.10 feet, a chord bearing of N66°13'15"E, and a chord length of 101.81 feet to a point; thence N50°29'17"E, 112.66 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 37°55'24", a radius of 187.86 feet, an arc length of 124.34 feet, a chord bearing of N69°26'59"E, and a chord length of 122.08 feet to a point; thence, along said centerline through a non-tangent curve to the left, having a central angle of 39°39'43", a radius of 130.00 feet, an arc length of 89.99 feet, a chord bearing of N71°45'27"E, and a chord length of 88.20 feet to a point the **POINT OF TERMINUS** of said easement, said point being N70°37'04"W, 699.62 feet from said east quarter corner of Section 31.

Lengthening or shortening the side line of said easement to intersect said boundary lines.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

NO. 2015-718064 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801