

WARRANTY DEED
FORM R/W-49
(10-76)

RECORDED MAY 20, 1981 BK 257 PG 355 NO 817277 MARGARET LEWIS, COUNTY CLERK

James F. Aurand and Sharron M. Aurand, husband and wife, grantors
for and in consideration of Ten Dollars (\$10.00) and other valuable considerations
in hand paid, convey..... and warrant..... 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:

All that portion of Tract 36 of the Don-Ena Estates a Subdivision in
Sheridan County, Wyoming, located in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 32, T. 56 N.,
R. 84 W. of the 6th P.M., Wyoming, lying between the northerly right of way bound-
ary of presently existing Wyoming Highway No. 331 and a parallel right of way line
50 feet to the right or northwesterly side when measured at right angles to the
following described survey line of highway, said parallel right of way line begins
on the east boundary line and ends on the west boundary line of the said Tract 36:
Commencing at a point on the east boundary of said Section 32 from which the
northeast corner thereof bears N. 02° 11' 28.9" W. a distance of 1,312.13 feet;
thence S. 72° 39' 00" W. a distance of 1,281.91 feet to the True Point of Beg-
inning;

thence with said parallel right of way line 50 feet to the right or northerly
side, continuing S. 72° 39' 00" W. a distance of 390 feet, more or less, until
said parallel right of way line intersects said west boundary of Tract 36.

The above described parcel of land contains 3,700 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 1.00030.

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 they are
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 25th day of March, A.D., 1981

GRANTORS

ACKNOWLEDGEMENT

THE STATE OF Wyoming } ss.
COUNTY OF Sheridan

The foregoing instrument was acknowledged before me this 25th day of March, 1981, by

James F. Aurand and Sharron M. Aurand,

Witness my hand and official seal.

My commission expires

Francis J. O'Connor
NOTARY PUBLIC

My Commission Expires June 20, 1981