

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged and confessed, Schmidt Investments, LLC, hereinafter called the grantor, hereby conveys and warrants to THE CITY OF SHERIDAN, WYOMING, CITY HALL, 55 East Grinnell, Sheridan, Wyoming, 82801, its assigns or successors herein called the grantee, the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

All that portion of Lot 2 of Stangl Subdivision, located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 35, T.56N., R.84W. of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, lying between the south boundary of said Lot 2 and a parallel right-of-way line 30 feet and a tapered right-of-way line of hereinafter stated distances to the left or northerly side when measured at right angles to the following described survey line of street, said right-of-way line begins on the west boundary and ends on the east boundary of said Lot 2:

Commencing at a point on the north-south centerline of said Section 35 from which the north quarter corner thereof bears N. 00°20'19.3" W. a distance of 2,911.37 feet, said corner being monumented by a  $\frac{3}{4}$  inch aluminum cap PLS2615, and the south quarter corner thereof bears S. 00°20'19.3" E. a distance of 2,401.53 feet;

thence S. 89°33'20.9" W. a distance of 102.57 feet to the **TRUE POINT OF BEGINNING**;

thence with a parallel right-of-way line 30 feet to the left or northerly side N. 89°33'20.9" E. a distance of 52.64 feet;

thence with said tapered right-of-way line beginning 30 feet to the left or northerly side, continuing N. 89°33'20.9" E. along said survey line a distance of 20.37 feet, more or less, until said tapered right-of-way line 44.1 feet to the left or northerly side intersects the east boundary of said Lot 2, said tapered right-of-way line has a bearing of N. 54°57'32.9" E.

The above described parcel of land contains 0.04 of an acre, more or less.

Basis of bearing is N. 00°20'19.3" W. along the north-south centerline of said Section 35.

Excepting and reserving from the above described lands and unto the grantor 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.

Grantor hereby covenants with the grantee, that the grantor lawfully seized of said lands; that said lands are free from encumbrances, and the grantor hereby warrants the title thereto against the lawful claims of all persons whomsoever.

Grantor releases and waives any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 13<sup>th</sup> day of December, 2004

Schmidt Investments, LLC  
Rod K. Schmidt member  
Jody C. Schmidt member  
GRANTOR

ACKNOWLEDGMENT

THE STATE OF Wyoming )  
COUNTY OF Sheridan )§

The foregoing instrument was acknowledged before me this 13 day of Dec, 2004,  
by Rod K. Schmidt and Jody C. Schmidt, member  
of Schmidt Investments, LLC

Witness my hand and official seal.

My commission expires May 20, 2006.

Janet Catterall  
NOTARY PUBLIC

