

WARRANTY DEED

JD
LA

James D. Grant, Jr., a single person, and Lauri Allen Nilluka, a single person, as joint tenants with right of survivorship, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to The City of Sheridan, a municipal corporation and political subdivision of the State of Wyoming, GRANTEE, whose address is P O Box 848, Sheridan, Wyoming 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

As described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.

TOGETHER WITH the improvements thereon and appurtenances thereto;

SUBJECT TO easements, rights-of-way, agreements, covenants, restrictions and reservations filed of record.

WITNESS our/my hand(s) this 14th day of March, 2008 *LA*

James D. Grant Jr.
James D. Grant, Jr.

Lauri Allen Nilluka
Lauri Allen Nilluka

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The above and foregoing WARRANTY DEED was acknowledged before me by James D. Grant, Jr. and Lauri Allen Nilluka, on this 14 day of March, 2008 *LA*

WITNESS my hand and official seal.



Tempe Rawlings
Notary Public

My commission expires: _____

EXHIBIT "A"

That portion of Lot A, Held Addition to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said portion being more particularly described as follows:

Commencing at the northeast corner of said Lot A; thence S00°58'12"W, 70.00 feet along the east line of said Lot A to the **POINT OF BEGINNING**, said point being the northeast corner of a tract of land described in Book 434 of Deeds, Page 521; thence S00°58'12"W, 59.55 feet along the east line of said Lot A to a point, said point being the southeast corner of said tract described in Book 434 of Deeds, Page 521; thence N89°34'23"W, 22.99 feet along the south line of said tract described in Book 434 of Deeds, Page 521 to a point; thence N00°25'28"E, 59.56 feet to a point lying on the north line of said tract described in Book 434 of Deeds, Page 521; thence S89°32'42"E, 23.56 feet along said north line to the **POINT OF BEGINNING**.

Said portion contains 1,386 square feet of land more or less.
Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"

RECORD OWNERS:
LOU ANN SLATER &
THOMAS CLIFTON SLATER
(BK. 335, PG. 621)

NORTHEAST CORNER, LOT A
(SEE CERTIFICATE OF SURVEY)
RESUBDIVISION OF A PORTION
OF LOT A, HELD ADDITION FILED
IN DRAWER A, PLAT No. 87

LOT A

HELD ADDITION
LOT A

RECORD OWNERS:
JAMES D. GRANT, JR. &
LAURI ALLEN NILLUKA
(BK. 434, PG. 521)

LOT A

RECORD OWNER:
MARTHA K. KOLDEN
(BK. 393, PG. 599)

**CERTIFICATE OF SURVEY
DRAWER "A", PLAT NO. 87**

NOTE:

CORNERS AS SHOWN ALONG THE PROPOSED RIGHT-OF-WAY LINE
TO BE MONUMENTED OR REMONUMENTED AFTER COMPLETION OF
THE LINDEN AREA RECONSTRUCTION PROJECT (2006 - 2007).

LEGEND:

- FOUND 1" PLASTIC CAP PER PLS 529
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ◆ PROPOSED 2" ALUMINUM CAP PER PLS 6812 (SEE NOTE)
- ◇ FOUND 1-1/2" IRON ROD
- FOUND 1-1/2" UNMARKED ALUMINUM CAP
- ○ NOTHING FOUND/NOTHING SET
- (*R*) RECORD PER CERTIFICATE OF SURVEY
- (R) RECORD
- (M) MEASURED
- NA NOT ACCEPTED
- ACQUISITION LINE
- LOT/BLOCK OR DEED LINE
- - - PROPOSED RIGHT-OF-WAY LINE



SCALE: 1"=30'

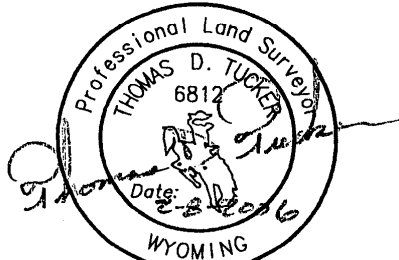
BASIS OF BEARINGS IS WYOMING STATE PLANE
(EAST CENTRAL ZONE)

DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)
PAF: 1.000235
DISTANCES ARE SURFACE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF
WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF
A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

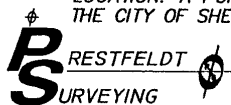


*PLAT IS VALID ONLY IF PRINT HAS

EXHIBIT "B"
RIGHT-OF-WAY ACQUISITION

CLIENT: CITY OF SHERIDAN & ENTECH INC.

LOCATION: A PORTION OF LOT A, HELD ADDITION TO
THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 25083
DN: 2005/2005083E13
PF: T2005083