

WARRANTY DEED  
FORM R/W-49  
(10-75)

RECORDED DECEMBER 6, 1989 BK 331 PG 465 NO 46302 RONALD L. DAILEY, COUNTY CLERK

Miller Cattle Co., Inc. \_\_\_\_\_, grantor  
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 NW $\frac{1}{4}$ SE $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 12, Resurvey T. 53 N., R. 82 W. of 6th P.M., Wyoming, lying between the north boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  and a parallel right-of-way line 50 feet to the left or southerly side when measured at right angles or radially to the following described survey line of highway, said parallel right-of-way line begins on the north boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  and ends at the east boundary of that certain tract of land as described in Book 270 at Page 225 of the Sheridan County Records located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ :

Commencing at a point which bears S.0°31'26.14"E. a distance of 2,243.67 feet from the northeast corner of said Section 12 and bears N.0°31'26.14"W. a distance of 384.77 feet from the witness corner to the east quarter corner of said Section 12 (both being monumented by brass caps dated 1917;  
thence S.84°35'30.4"W. a distance of 729.17 feet;  
thence S.74°08'24.1"W. a distance of 746.15 feet to the point of beginning of a 2°30' circular curve concave to the north the radius of which is 1,637.02 feet;  
thence along said curve through a central angle of 1°45' a distance of 50 feet to the True Point of Beginning;  
thence continuing along said curve through a central angle of 16°48'24.9" a distance of 480.2 feet to the point of ending of said curve;  
thence N.87°18'11.0"W. a distance of 1,140 feet, more or less, to a point on the east boundary of said tract of land as described in Book 270 at Page 225.

The above described parcel of land contains 2.0 acres, 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 1.000200.

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 \_\_\_\_\_ 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 30<sup>th</sup> day of June, A. D., 19 89  
Robert L. Miller \_\_\_\_\_  
Miller Cattle Co. \_\_\_\_\_  
by Peggy Miller Pres. \_\_\_\_\_  
GRANTORS

ACKNOWLEDGEMENT

THE STATE OF Wyoming } ss.  
COUNTY OF SHERIDAN }

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 19 89, by \_\_\_\_\_  
PEGGY MILLER, Pres. of Miller Cattle Co. \_\_\_\_\_

Witness my hand and official seal.

My commission expires  
Dec 4 1991  
PUBLIC  
SHERIDAN COUNTY, WY.

Ronald E. Archuleta  
NOTARY PUBLIC