



WARRANTY DEED

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, Gary J. Roberts and Christine R. Roberts, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter called the grantor, hereby conveys and warrants to the TRANSPORTATION COMMISSION OF WYOMING, 5300 Bishop Blvd., Cheyenne, WY 82009-3340, its assigns or successors herein called the grantee, the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

Parcel No. 17A

All that portion of Lot 1, Madison Minor Subdivision, located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, T.53N., R.83W. of the 6th P.M., Sheridan County, Wyoming, described by metes and bounds as follows:

Commencing at the northeast corner of said Section 17, said corner being monumented by a 3 $\frac{1}{4}$ inch aluminum cap on 5/8 inch aluminum rod stamped 1990 LS 5369 against a 1 $\frac{1}{2}$ inch I.P. leaning south, as shown on Certificate of Survey prepared by Kerry C. Money, LS 5367, recorded on February 5, 2013 in Drawer A, Plat No. 461, Instrument No. 2013-702656 from which the north quarter corner thereof bears S. 88°54'49.7" W. a distance of 2,654.18 feet, said corner being monumented by a 3 $\frac{1}{4}$ inch aluminum cap on a 5/8 inch rebar stamped $\frac{1}{4}$ 8/17 T53N R83W 1990 LS 2615;

thence S. 80°05'57.0" W. a distance of 1,475.14 feet to the point of intersection of the existing northeasterly right-of-way boundary of Wyoming State Highway No. 193 and the northerly boundary of said Lot 1 of Madison Minor Subdivision, being the **TRUE POINT OF BEGINNING**, from which a 2 $\frac{1}{2}$ inch aluminum cap on 5/8 inch rebar stamped MW Consultants LS 6594 bears S. 80°05'57.0" W. a distance of 0.93 of a foot;

thence along said northerly boundary of Lot 1 N. 80°05'57.0" E. a distance of 15.35 feet to a point on the northeasterly line of the proposed right-of-way;

thence leaving said northerly boundary S. 24°19' 13.5" E. a distance of 68.47 feet along said proposed right-of-way line;

thence S. 65°40'46.5" W. a distance of 15.91 feet along said proposed right-of-way line to a point on said existing northeasterly right-of-way boundary;

thence along said northeasterly right-of-way boundary N. 23°29'27.3" W. a distance of 72.30 feet to the point of beginning.


The above described parcel of land contains 1,084 sq. ft., more or less.


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 is 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 9th day of JULY, 2015


Gary J. Roberts


Christine R. Roberts

(Grantor)



ACKNOWLEDGMENT

THE STATE OF WYOMING)
)§
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 9th day of JULY,
 2015, by GARY J. ROBERTS & CHRISTINE R. ROBERTS

Witness my hand and official seal.

My commission expires:



[Signature]
 NOTARY PUBLIC

ACKNOWLEDGMENT

THE STATE OF _____)
)§
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
 2015, _____

Witness my hand and official seal.

My commission expires:

 NOTARY PUBLIC