

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, Juan Marcos Almaraz, a single person, 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. 51, WYDOT Project No. 1708012

A parcel of land in Lot 1 of the PTR Minor Subdivision, situate in the SW¼NW¼, Section 14, T. 55 N., R. 84 W., 6th P.M., Sheridan County, Wyoming, described by metes and bounds as follows:

Commencing at the corner common to Sections 14, 15, 22, 23 of said T. 55 N., R. 84 W., monumented by a 3½ inch brass cap, from which the quarter corner common to Sections 14 and 23 bears N. 89° 48' 13.4" E. a distance of 2,608.06 feet, monumented by a 3¼ inch brass cap, LS 567, as shown on record of survey recorded on July 11, 2017 in Plat Book A, Page 522, Document No. 2017-735975 of the Sheridan County Records;

thence N. 24° 53' 06.2" E. a distance of 3,142.00 feet to a point on the westerly right of way boundary of U.S. Highway 87 (Coffeen Avenue), the northeast corner of said Lot 1, monumented by a 1½ inch aluminum cap, PLS 3159, **THE TRUE POINT OF BEGINNING;**

thence along said westerly right of way boundary S. 00° 34' 17.2" W. a distance of 100.00 feet to the southeast corner of said Lot 1, monumented by a 1½ inch aluminum cap, PLS 14250;

thence along the southerly boundary of said Lot 1 N. 88° 09' 42.4" W. a distance of 14.39 feet;

thence N. 05° 03' 18.7" E. a distance of 100.13 feet to a point on the northerly boundary of said Lot 1;

thence along said boundary S. 88° 09' 43.6" E. a distance of 6.56 feet to the point of beginning.

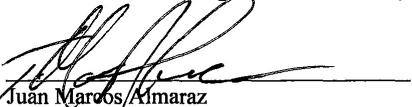
The above described parcel of land contains 1,047 square feet, more or less.

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 06 OCTOBER day of October, 2021


Juan Marcos Almaraz

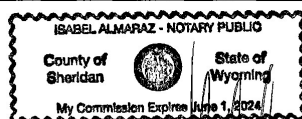
ACKNOWLEDGMENT

THE STATE OF Wyoming)
COUNTY OF Sheridan)§

The foregoing instrument was acknowledged before me this 06 day of October, 2021,
by Juan Marcos Almaraz

Witness my hand and official seal.

My commission expires
June 1-2024





NOTARY PUBLIC