



2021-770283 6/28/2021 4:17 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Juan Marcos Almaraz, a single person, and Isabel Almaraz, a single person who took title as husband and wife, GRANTORS, 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 Juan Marcos Almaraz, a single person, GRANTEE, whose address is 6154 COPPEEN AVE SHERIDAN, WY 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, more particularly described as follows:

**Lot 1 of the PTR Minor Subdivision, a subdivision in Sheridan County, Wyoming, filed in Book P of Plats, Page 109;**

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my/our hand(s) this 18 day of June, 2021.

Juan Marcos Almaraz  
Juan Marcos Almaraz

Isabel Almaraz  
Isabel Almaraz

## NO. 2021-770283 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 22<sup>nd</sup> day of June, 2021 by Juan Marcos Almaraz.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

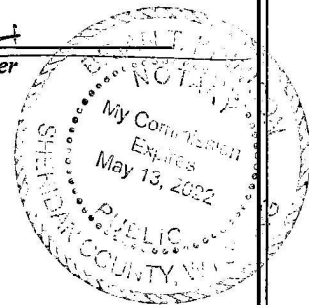
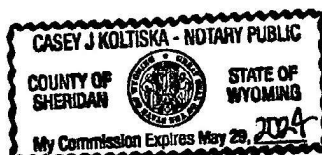
STATE OF Wyoming  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 18 day of June, 2021 by Isabel Almaraz.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



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 SW $\frac{1}{4}$ NW $\frac{1}{4}$ , 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 3 $\frac{1}{2}$  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 3 $\frac{1}{4}$  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 1 $\frac{1}{2}$  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 1 $\frac{1}{2}$  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

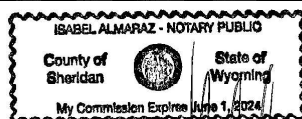
ACKNOWLEDGMENT

THE STATE OF Wyoming )  
COUNTY OF Sheridan )s

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