

RECORDED FEBRUARY 10, 1981 BK 255 PG 70 NO. 809217 MARGARET LEWIS, COUNTY CLERK

LEGERSKI RANCH, A CO-PARTNERSHIP, with principal

place of business, Sheridan County, Wyoming, grantor.....

for and in consideration of Ten Dollars (\$10.00) and other valuable considerations ~~XXXXXX~~

In hand paid, convey..... and warrant..... to THE STATE HIGHWAY COMMISSION OF WYOMING, grantee, the following described real estate, situated in the County of Sheridan State of Wyoming, to-wit:

PARCEL NO. 1: All that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, T. 57 N., R. 85 W. of the 6th P.M., Wyoming, lying between the northerly boundary of a tract of land as described in Book 54 at Page 569 of the Sheridan County Records and a parallel right of way line of hereinafter stated distances to the right or northerly side when measured at right angles to the following described survey line of highway, said parallel right of way line begins on the east boundary of said Section 14 and ends on the west boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$:

Commencing at a point on the east boundary of said Section 14 which bears S. 0° 16' 30.1" E. a distance of 877.46 feet from the east quarter corner thereof; thence S. 82° 24' 19.3" E. a distance of 57.08 feet to the True Point of

Beginning;

thence with a parallel right of way line 175 feet to the right or northerly side, N. 82° 24' 19.3" W. a distance of 626.79 feet;

thence with said parallel right of way line 300 feet to the right or northerly side, continuing N. 82° 24' 19.3" W. a distance of 800 feet, more or less, until said parallel right of way line intersects the westerly boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$.

The above described parcel of land contains 21.4 acres, more or less.

PARCEL NO. 2: All that portion of the SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, of Section 13, T. 57 N., R. 85 W. of the 6th P.M., Wyoming lying between the southerly right of way boundary as described in Book 102 at Page 72 of the Sheridan County Records and a parallel right of way line of hereinafter stated distances to the left or northerly 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 west boundary of said Section 13 and ends on the south boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$:

Commencing at a point on the west boundary of said Section 13 which bears S. 0° 16' 30.1" E. a distance of 877.46 feet from the west quarter corner thereof; thence N. 82° 24' 19.3" W. a distance of 24.19 feet to the True Point of

Beginning;

thence with a parallel right of way line 175 feet to the left or northerly side, S. 82° 24' 19.3" E. a distance of 956.69 feet to the point of beginning of a 0° 45' circular curve concave to the south the radius of which is 7,639.44 feet;

thence continuing with said parallel right of way line 175 feet to the left or northerly side, southeasterly along said curve through a central angle of 11° 42' 11.4" a distance of 1,560.42 feet to the point of ending of said curve;

thence continuing with said parallel right of way line 175 feet to the left or northerly side, S. 70° 42' 07.9" E. a distance of 42.48 feet;

thence with said parallel right of way line 270 feet to the left or northerly side, continuing S. 70° 42' 07.9" E. a distance of 1,076.88 feet to the point of beginning of a 1° 00' circular curve concave to the north the radius of which is 5,729.58 feet;

thence continuing with said parallel right of way line 270 feet to the left or northerly side, southeasterly along said curve through a central angle of 0° 45' 00" a distance of 75 feet, more or less, until said parallel right of way line intersects the southerly boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$.

The above described parcel of land contains 49.7 acres, more or less.

PARCEL NO. 3: All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, T. 57 N., R. 84 W. of the 6th P.M., Wyoming, lying between the northerly operating right of way boundary of Burlington Northern Inc., formerly the C.B. & Q. Railroad Company, and a parallel right of way line of hereinafter stated distances to the right or northerly side when measured at right angles to the following described survey line of highway, said parallel right of way line beginning on the east boundary and ending on the west boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$:

Beginning at a point on said east boundary from which the south quarter corner of said Section 18 bears S. 0° 45.9' E. a distance of 489.2 feet;

thence with said parallel right of way line 355 feet to the right or northerly side, N. 81° 23.6' W. a distance of 993.4 feet;

thence with said parallel right of way line 210 feet to the right or northerly side, continuing N. 81° 23.6' W. a distance of 345 feet, more or less, to a point on the west boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$.

The above described parcel of land contains 19.4 acres, more or less.

NOTE: All bearings and distances in these descriptions are based on the Wyoming State Plane Coordinate System, East Central Zone, modified to Wyoming Highway Department Coordinate System by an adjustment factor of 1.0003000.

As an essential part of this transaction, the undersigned, does for itself, its successors and assigns, sell, transfer, convey and relinquish to the said grantee its successors and assigns, all easement of access and all rights of ingress, egress and regress to, from and between the remaining portions of said grantors' lands and those portions hereby conveyed. Except there is reserved to the grantors', its successors and assigns the right of access to a service road located in the southerly portion of the above described parcels.

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, it is..... 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, the29th..... day of.....December..... A. D. 1980

LEGERSKI RANCH PARTNERSHIP, BY:
BY: *[Signature]*
[Signature]
[Signature]
Managing Partners Grantors

ACKNOWLEDGEMENT

THE STATE OF Wyoming }
COUNTY OF Sheridan } ss.

The foregoing instrument was acknowledged before me this 29 day of Dec., 1980, by George W. Legerski, John D. Legerski, Roman J. Legerski, and Walter J. Pilch, as Managing Partners of Legerski Ranch

Witness my hand and official seal.
My commission expires 9-23-83

[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT

THE STATE OF }
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this..... day of, 19....., by

Witness my hand and official seal.

My commission expires

NOTARY PUBLIC