

430

WARRANTY DEED

Kenneth R. Lankford, also known as Kenneth Lankford, and Bonnie Lankford, husband and wife; and A. J. Rinker and Margaret E. Rinker, husband and wife, grantors, of Albany County, and State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Walter N. Wilson and Ruth T. Wilson, husband and wife, as tenants by the entireties and to the survivor of them, 2150 Emerald Rd., Boulder, Colorado 80302, grantees, of Boulder County and State of Colorado

the following described real estate, situate in Albany County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State,

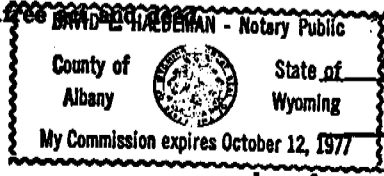
to-wit: Lot 7 of Revised Lankford-Rinker Acres in Section 11, Township 14 North Range 79 West of the 6th P.M., as shown on the plat thereof on file in the office of the County Clerk of Albany County, Wyoming, with the improvements thereon and appurtenances thereto. Subject to liens and encumbrances created by grantees. The said lot 7 is conveyed subject to the following mutual Restrictive and Protective Covenants which shall be incorporated in the conveyance of each and every lot in Lankford-Rinker Acres, and shall be binding upon all grantees, subsequent grantees, representatives, heirs and assigns:

- 1. One dwelling only of new construction, exclusive of outbuildings shall be constructed on each plot. Mobile homes will be allowed until such time as a permanent structure is erected.
2. No parcel of land of a size less than one full lot shall be sold.
3. Septic tanks, leech fields, or cesspools shall be installed at the greatest possible distance from the common well, no sewage of any type shall be dumped above the ground.
4. Water systems shall be installed at owners' discretion, a main water line from the common well will be installed down the center line of the tract and each plot will have access to the main line. Owners may tie onto the main by paying an equal share of the pump assembly, 1/20th, and when making tie up shall furnish shut-off valve at main line and pay an equal share of the maintenance and service charge of the common water system.

WITNESS our hand s this 23 day of August 1974 Kenneth R. Lankford aka Kenneth Lankford Bonnie Lankford A. J. Rinker Margaret E. Rinker

THE STATE OF WYOMING, County of Albany ss. On this 23rd day of August, 1974, before me personally appeared Kenneth R. Lankford Bonnie B. Lankford A. J. Rinker Margaret E. Rinker

to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that executed the same as their



David L. Adelman My commission expires on the day of A. D., 19