

**DECLARATION OF COVENANTS
ABANDONMENT/VACATION OF CERTAIN EASEMENTS,
AND
GRANT OF EASEMENTS**

WHEREAS, Declarants are the owners of the following described real property located in Albany County, Wyoming, to-wit:

Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming:

Section 1: All

Section 2: Beginning at a point which lies upon the North Section line of Section 2 a distance of 474 feet West of the Northeast corner of said Section; thence East along the North Section line of said Section 2 to the Northeast corner of said Section a distance of 474 feet; thence South along the East Section line of said Section 2 a distance of 635 feet to a point; thence Northwesterly to the Point of Beginning;

hereinafter referred to as "the Property."

SECTION I

COVENANTS

In addition to the covenants currently of record for the above-described real property, the Declarants add the following covenants:

1. Tracts 1, 2, and 3 located in Section 1 described above and identified on the Paradise Valley Plat, dated November 1, 2001, and recorded December 13, 2001, as Document No. 2001 8026, may not be further divided into smaller tracts than is shown on said plat. This provision shall not apply to an amended plat which may be filed for record to change the exterior boundary line of Tract 3.
2. The owners of Tracts 1, 2, and 3 located in Section 1 described above and identified on the Paradise Valley Plat, dated November 1, 2001, and recorded December 13, 2001, as Document No. 2001 8026, may install one wind powered electrical generator per lot for the tract owner's personal use.
3. No residence may be constructed on the real property described above in Section 2 of Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming.

SECTION II

**ABANDONMENT AND/OR VACATION OF THE NORTH EASEMENT, SECTION 1;
THE MIDSECTION EASEMENT, SECTION 1; AND THE WEST EASEMENT,
SECTION 1**

A. The Declarants herein abandon and vacate the North Easement, Section 1, as described in the Declaration of Covenants, Conditions and Restrictions for Lands Separately Owned, dated May 19, 1994, and recorded May 20, 1994 in Book 459 at Page 906, with the North Easement, Section 1 specifically described on Page 908 of said Book.

B. The Declarants herein abandon and vacate the Midsection Easement, Section 1, as described in the Declaration of Covenants, Conditions and Restrictions for Lands Separately Owned, dated May 19, 1994, and recorded May 20, 1994 in Book 459 at Page 906, with said Midsection Easement, Section 1 specifically described on Pages 908 and 909 of said Book.

C. The Declarants herein abandon and vacate the West Easement, Section 1, as described in the Declaration of Covenants, Conditions and Restrictions for Lands Separately Owned, dated May 19, 1994, and recorded May 20, 1994 in Book 459 at Page 906, with said West Easement, Section 1 specifically described on Page 909 of said Book.

SECTION III

GRANT OF EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES:

The Declarants hereby grant the following non-exclusive easement for the benefit of Section 1 and Section 2 described above, for the purposes of ingress, egress, and utilities, to-wit:

EASEMENT NO. 1: An easement across the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 2 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 1, Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming, more particularly described as follows:

Beginning at a point on the Northerly line of Section 2, which lies South 89°44'06" West 348.93 feet from the Northwest corner of Section 1 and proceeding thence South 89°44'06" West 125.10 feet along the Northerly line of Section 2; thence South 37°11'22" East 794.36 feet to a point on the line common to Sections 1 and 2; thence South 00°33'10" East 167.39 feet along the line common to Section 1 and 2; thence South 48°28'53" East 134.71 feet; thence North 00°33'10" West 290.76 feet parallel with and 100.00 feet next Easterly of the Westerly line of Section 1; thence North 37°11'22" West 167.58 feet to a point on the Westerly line of Section 1; thence North 37°11'22" West 584.69 feet, more or less, to the Point of Beginning.

EASEMENT NO. 2: An easement 60.00 feet in width across the N $\frac{1}{2}$ Section 1, Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming, lying 30.00 feet on either side of a centerline, more particularly described as follows:

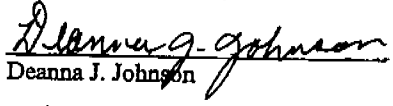
Commencing at the Northwest corner of Section 1; thence South 00°33'10" East 467.42 feet along the Westerly line of Section 1; thence South 37°11'22" East 167.58 feet; thence South 00°33'10" East 250.34 feet parallel with and next Easterly from the Westerly line of Section 1 to the Point of Beginning and from the Point of Beginning proceeding thence South 48°28'53" East 885.75 feet; thence South 68°46'13" East 167.33 feet; thence South 53°50'53" East 104.75 feet; thence South 74°46'12" East 543.78 feet; thence South 81°15'48" East 652.01 feet; thence North 87°33'59" East 399.50 feet; thence North 78°42'56" East 578.49 feet; thence South 85°11'37" East 136.69 feet; thence South 71°57'22" East 232.91 feet, more or less, to the line common to Tracts 1 and 2.

EASEMENT NO. 3: An easement 60.00 feet in width across the N $\frac{1}{2}$ Section 1, Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming, lying 30.00 feet on either side of a centerline, more particularly described as follows:

Commencing at the Northwest corner of Section 1; thence South 00°33'10" East 467.42 feet along the Westerly line of Section 1; thence South 37°11'22" East 167.58 feet; thence South 00°33'10" East 689.53 feet parallel with and next Easterly from the Westerly line of Section 1, to the Point of Beginning and from the Point of Beginning proceeding thence North 78°31'31" East 215.54 feet; thence South 72°11'52" East 226.21 feet; thence South 79°11'28" East 123.17 feet, more or less, to a point on the centerline of Easement No. 2.

WITNESS our hands this 19th day of December, 2001.


Millard C. Johnson


Deanna J. Johnson

STATE OF WYOMING)
) SS.
COUNTY OF ALBANY)

The foregoing instrument was acknowledged before me by Millard C. Johnson and Deanna J. Johnson this 19th day of December, 2001.

Witness my hand and official seal.

Victoria Carmel
Notary Public

My Commission Expires: 9/7/02

