

04-09-15
11385

WARRANTY DEED

John J. Bayer, Grantor, for TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to John H. Dickey and Janette J. Dickey, husband and wife, as tenants by the entirety, Grantees, whose address is 151 Wagon Wheel Ave, Albany, WY, the following described real estate, to wit:


Lot 1, Sitting Coyote Hills One, Albany County, Wyoming, according to the plat thereof recorded September 10, 2002, as Document No. 2002-6395, Records of Albany County, Wyoming, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all improvements thereon.

SUBJECT to the following covenants, conditions and restrictions: No single-wide mobile homes will be allowed on subject land. No subdivision of subject land will be allowed until 2020.

SUBJECT to easements, reservations, covenants, conditions and restrictions presently of record in the office of the County Clerk for Albany County, Wyoming.

Including the release and waiver of all rights under and by virtue of the homestead and exemption laws of the State of Wyoming.

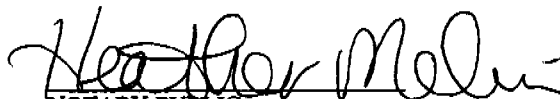
Executed this 17 day of September, 2004.


John J. Bayer

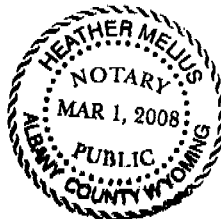
STATE OF Wyoming
COUNTY OF Albany) ss.

The foregoing Warranty Deed was acknowledged personally before me by John J. Bayer this 17 day of September, 2004.

Witness my hand and official seal.


NOTARY PUBLIC

My commission expires:
3/1/08



T8431

WARRANTY DEED

John J. Bayer, a single person, Grantor, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEYS and WARRANTS to Seth M. Sheets, Grantee, whose address is 909 Flint Street Laramie WY 82012, the following described real property, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

All Lot 2, Sitting Coyote Hills One as shown on the Plat of Sitting Coyote Hills One recorded September 10, 2002 as Document #: 2002 6395.

SUBJECT TO the following covenants, conditions and restrictions:

- 1) There shall be no re-subdivision of the land conveyed herein until the year 2020;
- 2) No single wide mobile homes are allowed on any portion of the land conveyed herein;

RESERVING, however, unto the Grantor, his heirs, successors and/or assigns, an easement for ingress to and egress from the remaining lands owned the Grantor in Section 20 and 29, Township 13 North, Range 72 West. Said reserved easement being the Northerly 20 feet of Lot 2, Sitting Coyote Hills One, Albany County, Wyoming;

AND FURTHER RESERVING to the Grantor, his heirs, successors and/or assigns an easement for an overhead power line for the use and benefit of Grantor's remaining lands in Section 29, Township 13 North, Range 72 West to be defined as required by Wyoming Statute 34-1-141 (2005);

TOGETHER with any and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and improvements thereon, any and all fixtures of a permanent nature thereon, and any and all easements, rights of way, and other rights appurtenant thereto;

AND FURTHER SUBJECT to easements, reservations, covenants and restrictions presently of record in the office of the County Clerk for Albany County, Wyoming.

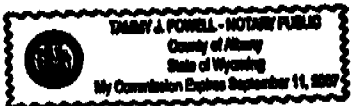
WITNESS my hand this 19th day of September, 2005.

[Signature]
John J. Bayer 9-19-05

STATE OF Wyoming)
) ss.
COUNTY OF Albany)

The foregoing Warranty Deed was acknowledged before me by John J. Bayer, on this 19th day of September, 2005.

Witness my hand and official seal.



[Signature]
Notary Public

My commission expires: _____

I, Seth M. Sheets, the Grantee herein, acknowledge and agree to abide by the terms and conditions herein, included Covenants and Restrictions incorporated herein and made a part hereto. In addition, I hereby accept and agree to the reservation of the easements described herein.

WITNESS my hand this 27th day of September, 2005.

Seth M. Sheets
Seth M. Sheets

STATE OF Wyoming)
COUNTY OF Albany) ss.

The foregoing Warranty Deed was acknowledged before me by Seth M. Sheets, on this 27th day of September, 2005.

Witness my hand and official seal.



Terry Powell
Notary Public

My commission expires: _____