

PROTECTIVE COVENANTS TWIN PARKS ADDITION

(a) All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family or two-family dwelling not to exceed two and one-half stories in height and outbuildings incidental to the use and occupancy of the property by two families.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, as defined in the Zoning Ordinance of the City of Laramie in effect on the date these covenants are executed, nor nearer than 5 feet to any inside lot line; provided that a garage or other accessory building located 60 feet or more from the front lot line may be placed nearer than 5 feet to an inside side lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 50 feet at the front building setback line.

(d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with any owner or tenant.

(f) No trailer, roofed basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$5,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half structure.

(h) No horses, cattle, pigs, sheep, goats or other animals may be kept on any lot in this tract except household pets.

(i) These covenants and each of them are to run with the land and shall be binding on all parties and all persons claiming under them until January 1st, 1972, and each of said covenants shall be automatically continued in force thereafter until changed or repealed by the written consent of the then owners of more than 50 percent of the area platted into lots filed in the office of the City Engineer of the City of Laramie.

(j) If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development of subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(k) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

Albany County Pioneer Abstract Company does hereby certify that the foregoing is a true and correct copy of said Covenants as they appear in an instrument recorded in Book W of Miscellaneous Records, page 527 in the Office of the County Clerk of Albany County, Wyoming.

ALBANY COUNTY PIONEER ABSTRACT COMPANY

BY: _____

Secretary

RESTRICTIVE COVENANTS COVERING
Lots 25, 26, 27, 28, 29, 30, 31, 32 and 33,
Block 2, Twin Parks Addition, to
the City of Laramie.

Photo 15
Page 202.

(a) All lots in said Addition shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family or two-family dwelling not to exceed two and one-half stories in height and outbuildings incidental to the use and occupancy of the property by two families.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, as defined in the Zoning Ordinance of the City of Laramie in effect on June 17, 1947, nor nearer than 5 feet to any inside side lot line; provided that a garage or other accessory building located 60 feet or more from the front lot line may be placed nearer than 5 feet to an inside lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 50 feet at the front building setback line.

(d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(f) No trailer, roofed basement, tent, shack, garage, barn or other outbuilding erected in the addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$5,000.00 shall be permitted on any lot. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half structure.

(h) No horses, cattle, pigs, sheep, goats, or other animals may be kept on any lot except household pets.

(i) If grantees herein, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Twin Parks Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(j) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

No. 273853 Filed for record this 22 day
of March, 1949, at 2:40 o'clock P. M.

WARRANTY DEED

TWIN PARKS ADDITION

THIS INDENTURE, Made this 18th day of March,
in the year of our Lord One Thousand Nine Hundred and Forty-nine
Between Fred O. Rice and Margaret M. Rice, husband and
wife, of the County of Albany, and State of Wyoming, of the first
part, and A. K. Morley and A. K. Morley, Jr.
_____, of the County of _____
Albany, and State of Wyoming, of the
second part:

WITNESSETH, That the said parties of the first part, for and
in consideration of the sum of One Dollar and other good and valuable
considerations to the said parties of the first part, in hand by
the said parties of the second part, the receipt whereof is here-
by confessed and acknowledged, have granted, bargained, sold and
conveyed, and by these presents do grant, bargain, sell, convey
and confirm unto the said parties of the second part, their
heirs and assigns forever _____

all the following described lots _____ or parcel _____ of land, situate,
lying and being in the County of Albany, and State of Wyoming, to-
wit:

Lots 9, 10, and 14 in Block 2 in Twin Parks
Addition to the City of Laramie, as said lots and block are laid
down and described in the map and plat of said Addition, now on
file and of record in the office of the County Clerk and ex-officio
Register of Deeds of Albany County, Wyoming, together with any and
all improvements thereon situate or appurtenant thereto, and

especially waiving and relinquishing any and all rights that may
have accrued to grantors by virtue of the homestead exemption laws
of the State of Wyoming;

This conveyance is made subject to the following restric-
tions and conditions which are covenants running with the land and
shall be binding on all parties and persons claiming hereunder,
their heirs, administrators, executors, successors and assigns,
until January 1, 1972, and each of said covenants shall be auto-
matically continued in force thereafter until changed or repealed
by the written consent of the then owners of more than fifty per
cent of the area of the Twin Parks Addition to the City of Laramie,
to-wit:



(a) All lots in said Addition shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family or two-family dwelling not to exceed two and one-half stories in height and outbuildings incidental to the use and occupancy of the property by two families.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, as defined in the Zoning Ordinance of the City of Laramie in effect on June 17, 1947, nor nearer than 5 feet to any inside side lot line; provided that a garage or other accessory building located 60 feet or more from the front lot line may be placed nearer than 5 feet to an inside lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 50 feet at the front building setback line.

(d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(f) No Trailer, roofed basement, tent, shack, garage, barn or other outbuilding erected in the Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$5,000.00 shall be permitted on any lot. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half structures.

(h) No horses, cattle, pigs, sheep, goats, or other animals may be kept on any lot except household pets.

(i) If grantees herein, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Twin Parks Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

(j) Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, including the release and waiver of the right of homestead, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of

the said parties of the second part, their heirs, successors and assigns forever.

And the said parties of the first part, for their heirs, executors, and administrators, do covenant and agree, to and with the said parties of the second part, their heirs, successors and

assigns, that at the en sealing and delivery of these presents they are well seized of the said granted premises, in and of a good and indefeasible estate in fee simple.

And that they have good and lawful right to sell and convey the same, and that they will warrant and defend the same against all lawful claims and demands whatsoever.

And for the consideration aforesaid, I, the said Margaret M. Rice, wife of the said Fred O. Rice, do hereby relinquish and release unto the said parties of the second part, their heirs and assigns forever, all my Rights, and including the release and waiver of the right of Homestead, and all of my rights whatsoever, of, in and to the aforegranted premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Fred O. Rice (Seal) Presence of

David D. Hitchcock Margaret M. Rice (Seal)

THE STATE OF WYOMING) ss.
COUNTY OF ALBANY

I, David D. Hitchcock, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Fred O. Rice and Margaret M. Rice personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, including the release and waiver of their rights of homestead in and to the property therein described.

And I further certify that Margaret M. Rice, wife of the said Fred O. Rice, while separate and apart from her said husband, was by me fully apprised of her right and the effect of signing and acknowledging said instrument, the contents and nature of which were explained to her by me, and thereupon, while so separate and apart from her said husband, and out of his hearing, she signed and acknowledged said instrument, and acknowledged to me that she released and waived her right of homestead, in and to said property, and ~~also~~ signed and acknowledged said instrument freely and voluntarily, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 21st day of March, A.D. 1949.

David D. Hitchcock
Notary Public.

My commission expires June 30, 1957.

WARRANTY DEED

TWIN PARKS ADDITION

THIS INDENTURE, Made this 18th day of April,
 in the year of our Lord One Thousand Nine Hundred and Forty-nine
 Between Fred O. Rice and Margaret M. Rice, husband and
 wife, of the County of Albany, and State of Wyoming, of the first
 part, and A. K. Morley and A. K. Morley, Jr.
 _____, of the County of _____
Albany, and State of Wyoming, of the
 second part:

WITNESSETH, That the said parties of the first part, for and
 in consideration of the sum of One Dollar and other good and valuable
considerations to the said parties of the first part, in hand by
 the said parties of the second part, the receipt whereof is here-
 by confessed and acknowledged, have granted, bargained, sold and
 conveyed, and by these presents do grant, bargain, sell, convey
 and confirm unto the said parties of the second part, their
 heirs and assigns forever _____

all the following described lot s or parcel ___ of land, situate,
 lying and being in the County of Albany, and State of Wyoming, to-
 wit:

18, 19, 20, 21,
Lot 22, 23, and 24 in Block 2 in Twin Parks
 Addition to the City of Laramie, as said lot s and block are laid
 down and described in the map and plat of said Addition, now on
 file and of record in the office of the County Clerk and ex-officio
 Register of Deeds of Albany County, Wyoming, together with any and
 all improvements thereon situate or appurtenant thereto, and especially
waiving and relinquishing any and all rights that may have accrued to grantors
by virtue of the homestead exemption laws of the State of Wyoming;

This conveyance is made subject to the following restric-
 tions and conditions which are covenants running with the land and
 shall be binding on all parties and persons claiming hereunder,
 their heirs, administrators, executors, successors and assigns,
 until January 1, 1972, and each of said covenants shall be auto-
 matically continued in force thereafter until changed or repealed
 by the written consent of the then owners of more than fifty per
 cent of the area of the Twin Parks Addition to the City of Laramie,
 to-wit:



(a) All lots in said Addition shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family or two-family dwelling not to exceed two and one-half stories in height and outbuildings incidental to the use and occupancy of the property by two families.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, as defined in the Zoning Ordinance of the City of Laramie in effect on June 17, 1947, nor nearer than 5 feet to any inside side lot line; provided that a garage or other accessory building located 60 feet or more from the front lot line may be placed nearer than 5 feet to an inside lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 50 feet at the front building set-back line.

(d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(f) No Trailer, roofed basement, tent, shack, garage, barn or other outbuilding erected in the Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$5,000.00 shall be permitted on any lot. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half structure.

(h) No horses, cattle, pigs, sheep, goats, or other animals may be kept on any lot except household pets.

(i) If grantees herein, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Twin Parks Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(j) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in any-wise thereunto appertaining, including the release and waiver of the right of homestead, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of

the said parties of the second part, their heirs, successors and assigns forever.

And the said parties of the first part, for their heirs, executors, and administrators, do covenant and agree, to and with the said parties of the second part, their heirs, successors and

assigns, that at the ensembling and delivery of these presents they are well seized of the said granted premises, in and of a good and indefeasible estate in fee simple,

And that they have good and lawful right to sell and convey the same, and that they will warrant and defend the same against all lawful claims and demands whatsoever.

And for the consideration aforesaid, I, the said Margaret M. Rice, wife of the said Fred O. Rice, do hereby relinquish and release unto the said parties of the second part, their heirs and assigns forever, all my Rights, and including the release and waiver of the right of Homestead, and all of my rights whatsoever, of, in and to the aforesaid premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Fred O. Rice (Seal)
Presence of Margaret M. Rice (Seal)

THE STATE OF WYOMING
COUNTY OF ALBANY

I, Stanley B. Christensen ss. a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Fred O. Rice and Margaret M. Rice personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth, including the release and waiver of their rights of homestead in and to the property therein described.

And I further certify that Margaret M. Rice, wife of the said Fred O. Rice, while separate and apart from her said husband, was by me fully apprised of her right and the effect of signing and acknowledging said instrument, the contents and nature of which were explained to her by me, and thereupon, while so separate and apart from her said husband, and out of his hearing, she signed and acknowledged said instrument, and acknowledged to me that she released her right of homestead, in and to said property, and acknowledged said instrument freely and voluntarily, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of _____, A.D. 1949



Stanley B. Christensen
Notary Public.

My commission expires Sept 24, 1950.

WARRANTY DEED

TWIN PARKS ADDITION

THIS INDENTURE, Made this 2nd day of September,
 in the year of our Lord One Thousand Nine Hundred and Forty-eight
 Between Fred O. Rice and Margaret M. Rice, husband and
 wife, of the County of Albany, and State of Wyoming, of the first
 part, and A. K. Morley and A. K. Morley, Jr.
 _____, of the County of _____
Laramie, and State of Wyoming, of the
 second part:

WITNESSETH, That the said parties of the first part, for and
 in consideration of the sum of One Dollar and other good and valuable
considerations to the said parties of the first part, in hand by
 the said parties of the second part, the receipt whereof is here-
 by confessed and acknowledged, have granted, bargained, sold and
 conveyed, and by these presents do grant, bargain, sell, convey
 and confirm unto the said parties of the second part, their
 heirs and assigns forever _____

all the following described lots _____ or parcel _____ of land, situate,
 lying and being in the County of Albany, and State of Wyoming, to-
 wit:

Lots 11, 12, 13 and 15 in Block 2 in Twin Parks
Addition to the City of Laramie, as said lots and block are laid
down and described in the map and plat of said Addition, now on
file and of record in the office of the County Clerk and ex-officio
Register of Deeds of Albany County, Wyoming, together with any and
all improvements thereon situate or appurtenant thereto, and especially
waiving and relinquishing any and all rights that may have accrued to grantors
by virtue of the homestead exemption laws of the State of Wyoming;

This conveyance is made subject to the following restric-
 tions and conditions which are covenants running with the land and
 shall be binding on all parties and persons claiming hereunder,
 their heirs, administrators, executors, successors and assigns,
 until January 1, 1972, and each of said covenants shall be auto-
 matically continued in force thereafter until changed or repealed
 by the written consent of the then owners of more than fifty per
 cent of the area of the Twin Parks Addition to the City of Laramie,
 to-wit:



(a) All lots in said Addition shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family or two-family dwelling not to exceed two and one-half stories in height and outbuildings incidental to the use and occupancy of the property by two families.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, as defined in the Zoning Ordinance of the City of Laramie in effect on June 17, 1947, nor nearer than 5 feet to any inside side lot line; provided that a garage or other accessory building located 60 feet or more from the front lot line may be placed nearer than 5 feet to an inside lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 50 feet at the front building setback line.

(d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(f) No Trailer, roofed basement, tent, shack, garage, barn or other outbuilding erected in the Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$5,000.00 shall be permitted on any lot. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half structure.

(h) No horses, cattle, pigs, sheep, goats, or other animals may be kept on any lot except household pets.

(i) If grantees herein, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Twin Parks Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(j) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in any-wise thereunto appertaining, including the release and waiver of the right of homestead, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of

the said parties of the second part, their heirs, successors and assigns forever.

And the said parties of the first part, for their heirs, executors, and administrators, do covenant and agree, to and with the said parties of the second part, their heirs, successors and

assigns, that at the ensembling and delivery of these presents they are well seized of the said granted premises, in and of a good and indefeasible estate in fee simple.

And that they have good and lawful right to sell and convey the same, and that they will warrant and defend the same against all lawful claims and demands whatsoever.

And for the consideration aforesaid, I, the said Margaret M. Rice, wife of the said Fred O. Rice, do hereby relinquish and release unto the said parties of the second part, their heirs and assigns forever, all my Rights, and including the release and waiver of the right of Homestead, and all of my rights whatsoever, of, in and to the aforegranted premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of Fred O. Rice (Seal)
Margaret M. Rice (Seal)

SEAL

THE STATE OF WYOMING
COUNTY OF ALBANY

I, Stanley B. Christensen, a Notary Public in and for the State of Wyoming, do hereby certify that Fred O. Rice and Margaret M. Rice personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, including the release and waiver of their rights of homestead in and to the property therein described.

And I further certify that Margaret M. Rice, wife of the said Fred O. Rice, while separate and apart from her said husband, was by me fully apprised of her right and the effect of signing and acknowledging said instrument, the contents and nature of which were explained to her by me, and thereupon, while so separate and apart from her said husband, and out of his hearing, she signed and acknowledged said instrument, and acknowledged to me that she released her right of homestead, in and to said property, and acknowledged said instrument freely and voluntarily, for the uses and purposes therein set forth.



Witness my hand and notarial seal this 2nd day of Sept, A.D. 1948.

Stanley B. Christensen
Notary Public.

My commission expires Sept 24, 1950.

WARRANTY DEED

TWIN PARKS ADDITION

THIS INDENTURE, Made this 21st day of September, in the year of our Lord One Thousand Nine Hundred and Forty-eight Between Fred O. Rice and Margaret M. Rice, husband and wife, of the County of Albany, and State of Wyoming, of the first part, and Paul H. Terry and L. Edna Terry, husband and wife, as tenants by the entireties, and to the survivor of them, of the County of Albany, and State of Wyoming, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other good and valuable considerations to the said parties of the first part, in hand by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever



all the following described lot or parcel of land, situate, lying and being in the County of Albany, and State of Wyoming, to-wit:

Lot Twenty-two (22) in Block Three (3) in Twin Parks Addition to the City of Laramie, as said lot and block are laid down and described in the map and plat of said Addition, now on file and of record in the office of the County Clerk and ex-officio Register of Deeds of Albany County, Wyoming, together with any and all improvements thereon situate or appurtenant thereto, and especially waiving and relinquishing any and all rights that may have accrued to grantors by virtue of the homestead exemption laws of the State of Wyoming.;

This conveyance is made subject to the following restrictions and conditions which are covenants running with the land and shall be binding on all parties and persons claiming hereunder, their heirs, administrators, executors, successors and assigns, until January 1, 1972, and each of said covenants shall be automatically continued in force thereafter until changed or repealed by the written consent of the then owners of more than fifty per cent of the area of the Twin Parks Addition to the City of Laramie, to-wit:

(a) All lots in said Addition shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family or two-family dwelling not to exceed two and one-half stories in height and outbuildings incidental to the use and occupancy of the property by two families.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, as defined in the Zoning Ordinance of the City of Laramie in effect on June 17, 1947, nor nearer than 5 feet to any inside side lot line; provided that a garage or other accessory building located 60 feet or more from the front lot line may be placed nearer than 5 feet to an inside lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet nor a width of less than 50 feet at the front building setback line.

(d) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(f) No Trailer, roofed basement, tent, shack, garage, barn or other outbuilding erected in the Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$5,000.00 shall be permitted on any lot. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half structure.

(h) No horses, cattle, pigs, sheep, goats, or other animals may be kept on any lot except household pets.

(i) If grantee herein, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Twin Parks Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(j) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in any-wise thereunto appertaining, including the release and waiver of the right of homestead, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of

the said parties of the second part, their heirs, successors and assigns forever.

And the said parties of the first part, for their heirs, executors, and administrators, do covenant and agree, to and with the said parties of the second part, their heirs, successors and

assigns, that at the ensembling and delivery of these presents they are well seized of the said granted premises, in and of a good and indefeasible estate in fee simple.

And that they have good and lawful right to sell and convey the same, and that they will warrant and defend the same against all lawful claims and demands whatsoever.

And for the consideration aforesaid, I, the said Margaret M. Rice, wife of the said Fred O. Rice, do hereby relinquish and release unto the said parties of the second part, their heirs and assigns forever, all my Rights, and including the release and waiver of the right of Homestead, and all of my rights whatsoever, of, in and to the aforegranted premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Fred O. Rice (Seal)
Presence of

[Signature]
Margaret M. Rice (Seal)
Rice

THE STATE OF WYOMING }
COUNTY OF ALBANY } ss.

I, Harry J. [Signature], a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Fred O. Rice and Margaret M. Rice personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, including the release and waiver of their rights of homestead in and to the property therein described.

And I further certify that Margaret M. Rice, wife of the said Fred O. Rice, while separate and apart from her said husband, was by me fully apprised of her right and the effect of signing and acknowledging said instrument, the contents and nature of which were explained to her by me, and thereupon, while so separate and apart from her said husband, and out of his hearing, she signed and acknowledged said instrument, and acknowledged to me that she released and waived her right of homestead, in and to said property, and also signed and acknowledged said instrument freely and voluntarily, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 21st day of February, A.D. 1948.

Harry J. [Signature]
Notary Public.

My commission expires 2-21-1950.

WARRANTY DEED

TWIN PARKS ADDITION

THIS INDENTURE, Made this 11th day of March,
in the year of our Lord One Thousand Nine Hundred and Forty-nine
Between Fred O. Rice and Margaret M. Rice, husband and
wife, of the County of Albany, and State of Wyoming, of the first
part, and John F. Sullivan and Eloise Sullivan, husband and wife, as tenants
by the entireties, and to the survivor of them, of the County of
Albany, and State of Wyoming, of the
second part:

WITNESSETH, That the said parties of the first part, for and
in consideration of the sum of One Dollar and other good and valuable
considerations to the said parties of the first part, in hand by
the said parties of the second part, the receipt whereof is here-
by confessed and acknowledged, have granted, bargained, sold and
conveyed, and by these presents do grant, bargain, sell, convey
and confirm unto the said parties of the second part, their
heirs and assigns forever

all the following described lot ___ or parcel ___ of land, situate,
lying and being in the County of Albany, and State of Wyoming, to-
wit:

Lot Seventeen (17) in Block Two (2) in Twin Parks
Addition to the City of Laramie, as said lot and Block are laid
down and described in the map and plat of said Addition, now on
file and of record in the office of the County Clerk and ex-officio
Register of Deeds of Albany County, Wyoming, together with any and
all improvements thereon situate or appurtenant thereto, and
especially waiving and relinquishing any and all rights that may have accrued to
grantors by virtue of the homestead exemption laws of the State of Wyoming;

This conveyance is made subject to the following restric-
tions and conditions which are covenants running with the land and
shall be binding on all parties and persons claiming hereunder,
their heirs, administrators, executors, successors and assigns,
until January 1, 1973, and each of said covenants shall be auto-
matically continued in force thereafter until changed or repealed
by the written consent of the then owners of more than fifty per
cent of the area of the Twin Parks Addition to the City of Laramie,
to-wit: