

WARRANTY DEED

Lawrence G. Dueweke and Theodora M. Dueweke, 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 Billy E. Wyatt and Marion H. Wyatt, husband and wife, as tenants by the entireties and to the survivor of them, grantees, of Albany County and State of Wyoming 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:

Lots 3 and 6, Section 12, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming;

Excepting therefrom the following described tract located in the Northwest corner of said Lot 3 heretofore conveyed by Grantors and described as follows:

A tract of land situated in the SW $\frac{1}{4}$ of Section 12, Township 15 North, Range 73 West of the 6th P.M. in Albany County, Wyoming, more particularly described as follows:

Beginning at a point from which the E $\frac{1}{4}$ corner of Section 12, Township 15 North, Range 73 West bears S 89°04' E, 2977.46'; thence S 1°18' W, 204.58'; thence N 84°45' W, 932.0'; thence N 1°18' E, 134.5'; thence S 89°04' E, 929.85' to the point of beginning, containing 3.62 acres, more or less.

With the Improvements thereon and appurtenances thereto.

Subject to the following restrictions which are covenants running with the tract above conveyed:

1. The property shall be used for residence purposes only.
2. No residence shall be constructed or permitted on the premises which contains less than 1200 square feet of living area exclusive of garage and basement.
3. No mobile home park, trailer court, motel or similar enterprise shall be conducted on the premises.

- 4. No trailer, tent, barn, basement, shack or other accessory building shall be occupied or used as a residence temporarily or permanently on the premises.
- 5. No pigs or goats shall be kept on the premises; and no dog kennels shall be permitted on the premises for the purpose of raising or keeping dogs for sale or hire.
- 6. These restrictions shall remain in effect until May 15, 1989; and shall remain in effect thereafter unless and until modified or revoked by a majority of the owners owning a majority of the above described land

Subject also to reservations, restrictions and right of ways of record.
 WITNESS our hands this 6th day of May, 1974.

Lawrence G. Dueweke
 Lawrence G. Dueweke

Theodora M. Dueweke
 Theodora M. Dueweke

State of Wyoming)
) ss.
 County of Albany)

The foregoing instrument was acknowledged before me by
 Lawrence G. Dueweke and Theodora M. Dueweke this 6th day of
May, 1974.

Witness my hand and official seal.

Mary Lee Johnson
 Notary Public

