

**AGREEMENT AND DECLARATION OF
LAND-USE RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, **BOARD OF COUNTY COMMISSIONERS OF CONVERSE COUNTY, WYOMING**, by and through its duly elected County Commissioners ("Grantor"), of 107 North 5th Street, Douglas, Converse County, Wyoming, and **CHARLIE RIFE and KONNE RIFE**, Husband and Wife (collectively "Grantee"), of 5174 Road 72, Torrington, WY 82240, hereby agree to the following Declaration of Land-Use Restrictive Covenants:

RECITALS:

1. On or about May 14, 2007, by Warranty Deed, recorded in the Converse County Clerk and Recorder's Office, Grantee took title to certain real property, more specifically described on the attached Exhibit "A," from Ronald Henry Broten and Mary Lee Broten, Husband and Wife.
2. Pursuant to WYO. STAT. ANN. §18-5-311 (LEXIS NEXIS 2007), Grantor conducted an investigation into said transfer and its compliance with applicable subdivision regulations.
3. A dispute arose as to the application of certain subdivision regulations, the validity of said transfer, and whether an exception to the subdivision regulations applied.
4. The parties now wish to enter into this Land-Use Agreement to appropriately accommodate the transfer and to assure compliance with subdivision and county land-use regulations.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is acknowledged, the parties agree as follows:

1. **RECORD OWNERS:** The record owners of the property are **CHARLIE RIFE and KONNE RIFE**, Husband and Wife. The parties agree the transfer

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by its Chairman and the same acknowledged said instrument to be the free act and deed of the Converse County Commissioners.

Phyllis A. Martinielli

Notary Public

My Commission Expires: 8-9-2010



Charlie Rife

Charlie Rife

Konne Rife

Konne Rife

STATE OF Wyoming)
 : ss.
COUNTY OF Converse)

The above and foregoing *Agreement and Declaration of Land Use Restrictive Covenants* was acknowledged before me this ~~30th~~ day of ~~July, 2008,~~ by Charlie Rife and Konne Rife, Husband and Wife. *21st day of September, 2008.*

WITNESS my hand and seal.



Phyllis A. Martinielli

Notary Public

My Commission expires:

03-16-09

WARRANTY DEED-continued

EXHIBIT A
File No. 4681-1013867 Legal Description

Exhibit A, in its entirety, documents the legal description of the land referenced in this Document. The legal description may extend to multiple pages.

The land referred to in this document is situated in the State of **Wyoming**, County of **Converse**, and is described as follows:

A tract of land lying in Lot 1, Block 2, Saddleback Subdivision, a subdivision of Converse County, Wyoming, as recorded in Plat Cabinet 2, Slide No. 129 in the office of the Converse County Clerk, located in Section 7, Township 28 North, Range 71 West of the 6th P.M., Converse County, Wyoming, described by metes and bounds as follows:

Commencing at a found rebar marking the S 1/16 corner common to said Sections 7 and 8, T.28N., R71W., being the Point of Beginning of this legal description and the southeast corner of the tract of land being described herein;

Thence S.89°43'19"W., along the south line of Lot 1, Block 2, Saddleback Subdivision and along the south line of said tract of land, 36.21 feet to a found rebar at the southwest corner of said tract of land;

Thence N.10°23'16"W. along the west line of said tract of land 51.77 feet to an aluminum cap set by survey at the northwest corner of this tract of land;

Thence N.43°07'08"E., along the north line of this tract of land, 70.29 feet to a found rebar at the northeast corner of this tract of land, said point lies on the east line of Lot 1, Block 2 of Saddleback Subdivision;

Thence S.01°23'59"W., along the east line of this tract of land and the east line of said Lot 1, Block 2, Saddleback Subdivision, 102.11 feet to the Point of Beginning.

AND

A tract of land lying in the NW¼SW¼ of Section 8, Township 28 North, Range 71 West of the 6th P.M., Converse County, Wyoming, more particularly described as follows:

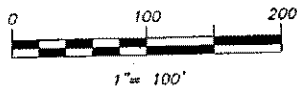
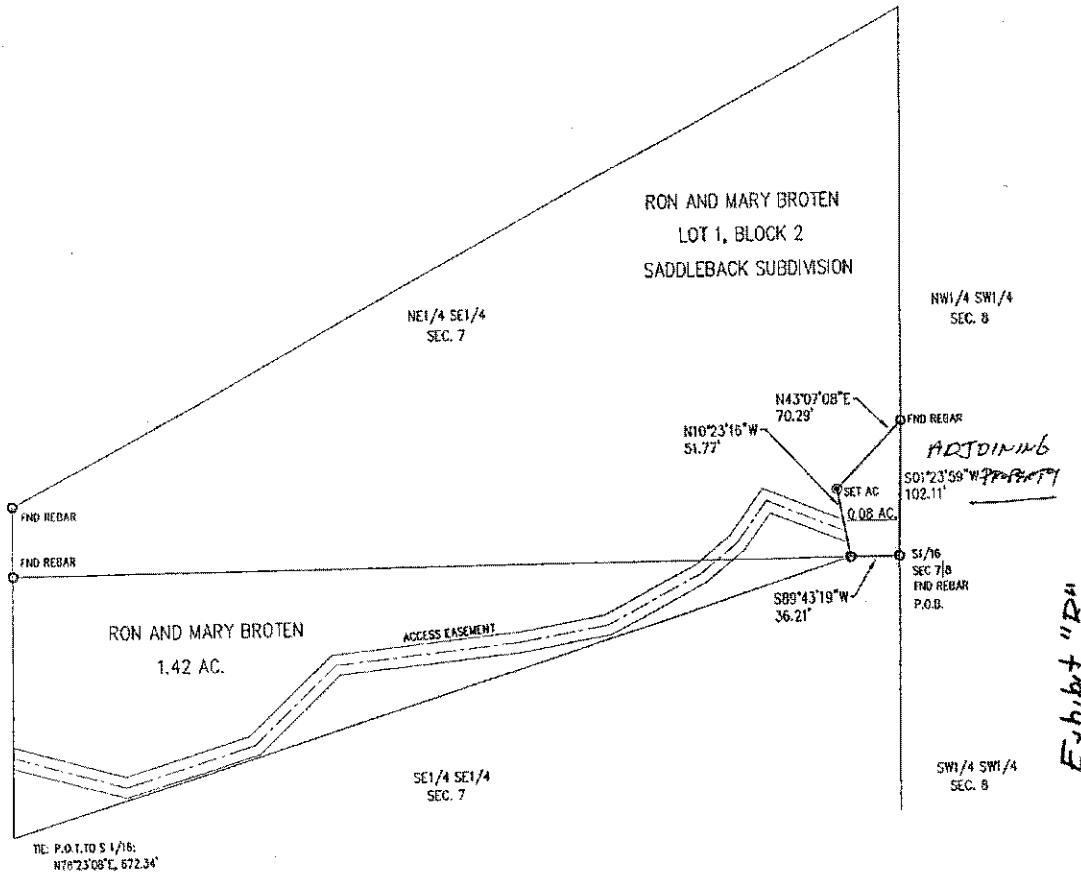
Beginning at the northwest corner of the NW¼SW¼ of Section 8, T. 28 N., R. 71 W. of the 6th P.M., thence 1,206.0 feet southerly to the point of beginning; thence 275.0 feet easterly; thence 159.0 feet northerly; thence 94.0 feet easterly; thence 443.1 feet southerly; thence 369.0 feet westerly; thence 284.1 feet northerly back to the point of beginning.

AND

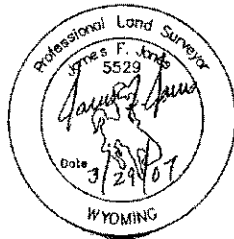
A tract of land lying in the SE¼SE¼ of Section 7, Township 28 North, Range 71 West of the 6th P.M., Converse County, Wyoming, more particularly described as follows:

Starting at the northeast corner of the SE¼SE¼ of Section 7, T. 28 N., R. 71 W. of the 6th P.M., said point is also the point of beginning; thence S.00°36'44"W. along the east line of said Section 7, a distance of 180.00 feet; thence West 37.00 feet on a line 87.00 feet South and parallel to the north line of the SE¼SE¼ of Section 7; thence N.00°36'44"E. a distance of 180.00 feet to a point on the north line of the SE¼SE¼ of Section 7; thence S.89°40'44"E. along said north line of the SE¼SE¼ of Section 7, a distance of 37.00 feet to the point of beginning.

R.H.B. JW
 M.B.



I, James F. Jones, a Registered Wyoming Professional Land Surveyor, License No. 5529, do hereby certify that this map was made from notes taken during an actual survey made under my direct supervision by Tom Bailey on April 5, 2001 and that this map, to the best of my knowledge and belief, correctly and accurately represents said survey.



BOUNDARY SURVEY

RON & MARY BROTEN

A PORTION OF

LOT 1, BLOCK 2, SADDLEBACK SUBD.

T.28N., R.71W.

Converse County, Wyoming

March, 2007

W.O. 06-232



Exhibit "A-2"
"B"