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Recorded 08/25/2008 At 11:55 AM
Lucile K. Taylor, CONVERSE COUNTY Clerk & Recorder

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 ***MARILYN SUE BALLARD,*** a single person ("Grantee"), of 245 Cold Springs Road, Douglas, WY 82633, hereby agree to the following Declaration of Land-Use Restrictive Covenants:

RECITALS:

1. On or about June 29, 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 Yvonne B. Snider, an unremarried widow.

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 OWNER***: The record owner of the property is **MARILYN SUE BALLARD,** a single person. The parties agree the transfer from Yvonne B.

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P.O. Box 703
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82633

Yvonne B. Snider, an unremarried widow, was valid and enforceable and does not conflict with county or state subdivision regulations.

2. ***DURATION***: This Agreement shall be indefinite, shall run with the land, and shall inure to the parties' respective heirs, successors and assigns.

3. ***LAND-USE RESTRICTIONS AND COVENANTS***:

a. Grantee, as record owner, agrees to refrain from selling said land, described on the attached Exhibit "A," without sale of the adjoining 13 acres to the same buyer. Said adjoining property being described as: Lot 1, Snider Acres Subdivision, a Subdivision of a part of the E½ of Section 2, Township 32 North, Range 72 West, 6th P.M., Converse County, Wyoming.

b. In the event Grantee chooses or desires to sell said property separate and apart from the adjoining property, Grantor agrees and covenants to comply with then existing subdivision regulations and, regardless of existing or potential application of any exceptions to then existing subdivision requirements, shall apply for a subdivision in accordance with then existing subdivision/zoning laws in effect at that time prior to such sale.

c. Nothing in this Agreement shall prohibit or limit in any way Grantee's chosen use of the property.

WITNESS our hands this 20th day of Aug, 2008.

BOARD OF COUNTY COMMISSIONERS, CONVERSE COUNTY, WYOMING

By: James H Willax

ATTEST:

Lucille Taylor

Lucille Taylor, Converse County Clerk and Recorder

STATE OF WYOMING)
: ss.
COUNTY OF CONVERSE)

On this 20 day of August, 2008, before me personally appeared James H. Willax and Lucille Taylor, to me personally known, who, being by me duly sworn, did say that they are, respectively, the Chairman of the Converse County Commissioners and Converse County Clerk and Recorder, and that said instrument was signed on behalf of the County Commissioners by its Chairman and the same

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acknowledged said instrument to be the free act and deed of the Converse County Commissioners.

Phyllis A. Martinelli
Notary Public

My Commission Expires: 8-9-2010

PHYLLIS A. MARTINELLI - NOTARY PUBLIC
County of Converse State of Wyoming
My Commission Expires August 9, 2010

Marilyn Sue Ballard
Marilyn Sue Ballard

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 Marilyn Sue Ballard, a single person.

WITNESS my hand and seal.

Phyllis J. Wagers
Notary Public

My Commission expires:

PHYLLIS J. WAGERS - NOTARY PUBLIC
County of Converse State of Wyoming
My Commission Expires 9-26-2008

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