

DEED

WARRANTY DEED, WITH RELEASE OF HOMESTEAD

HAROLD W. RICHARDSON and KATHLEEN RICHARDSON, husband and wife, of Bonneville County, State of Idaho, Grantors, for and in consideration of One Hundred and more Dollars (\$100.00), CONVEY AND WARRANT to THOMAS W. DIXON, WILLIAM J. KIRVEN and GEORGE W. KNEPPER, doing business as Buffalo Building Association, of Johnson County, State of Wyoming, Grantees, the following described real estate, situate in Johnson 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:

The following described blocks and lots in the Richardson Park Subdivision to Johnson County, Wyoming, as said lots and blocks are laid out and described on the official revised plat of said subdivision on file and of record in the office of the County Clerk and ex officio Register of Deeds of Johnson County, Wyoming; which said Subdivision is located in the S $\frac{1}{2}$ of Section 32 in Township 51 North, Range 82 West, 6th P. M.:
All of Blocks 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and Lots 7, 8, 9, 10, 11 and 12 in Block 1; Lots 7, 8, 9, 10, 11 and 12 in Block 2; Lots 7, 8, 9, 10, 11, 12 in Block 3; Lots 7, 8, 9, 10, 11, 12 in Block 4; Lots 1, 2, 3, 4, 7, 8, 9, 10, 11 and 12 in Block 5, and Lots 7, 8, 9, 10, 11 and 12 in Block 10;

together with all water, water rights, improvements and appurtenances located on said premises, and subject to all easements and reservations of record.

The following covenants, conditions and restrictions shall run with the land and shall be binding upon the parties hereto and all persons claiming under them until January 1, 2005, unless such covenants, conditions and restrictions shall be terminated or changed by the unanimous consent of the then owners of lots in said Subdivision:

97302

STATE OF WYOMING }
COUNTY OF JOHNSON } ss.

This instrument was filed for record on Feb. 1, 1962 at 4:55 P. M., and was duly recorded in Book 87A-5 page 238-10 Fee \$

C.C. Palmer *C.C. Palmer* Register of Deeds.
By _____ Deputy

Richardson Park Covenants

- A. All lots in the subdivision, with the exception of a "shopping center" hereinafter mentioned, shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any building plot other than one detached single-family dwelling, not to exceed one and one-half stories in height above the basement and the basement shall not be higher than 18 inches above the finished grade of said premises and a private garage for not more than two cars.
- B. No building shall be located nearer than 25 feet to the front line or nearer than 15 feet to any side street line. No building, except a detached garage or other outbuilding shall be located less than 75 feet from the rear of the lot.
- C. No residential structures shall be erected or placed on any building plot which has an area of less than 7500 square feet.
- 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 a nuisance or any annoyance to the occupants of any adjoining lot or to the neighborhood.
- E. Any sidewalk constructed along any street in said subdivision shall be 4 feet in width and shall be constructed with a 2-foot combination curb and gutter and such sidewalk and curb and gutter shall be immediately adjacent to the street line.
- F. No fence of unsightly material shall be constructed nor shall any advertising signs of any kind be permitted on said lots.
- G. No trailer, basement, tent, shack, garage, or other outbuilding shall be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- H. No dwelling costing less than \$8,500.00 shall be permitted on any lot in the subdivision. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 625 square feet in the case of a one and one-half story structure.
- I. Grantors covenant that each and every deed or other instrument conveying any lot in said subdivision shall contain similar covenants, conditions and restrictions, with the exception that the Grantors may establish or permit the establishment of one so-called "shopping center" in said subdivision, provided that such shopping center shall be located on one compact and contiguous area.

Grantors shall furnish an up-to-date abstract to said premises showing good and merchantable title and shall place proper revenue stamps on this deed. WITNESS our hands this 24 day of June, 1962.

Witness

Harold W. Richardson
Harold W. Richardson

Kathleen Richardson
Kathleen Richardson

STATE OF IDAHO)
County of Bonneville) ss.

On this 24 day of Jan, 1962, before me personally appeared HAROLD W. RICHARDSON and KATHLEEN RICHARDSON, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead, the said wife having been by me first fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and notarial seal, the day and year in this certificate first above written.

My commission expires:
March 1964

W. D. Kepley
Notary Public

