

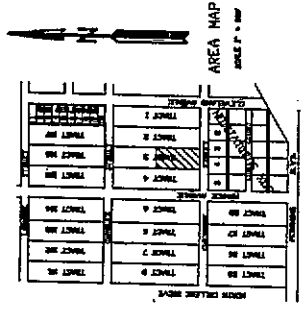


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SURVEY DONE FOR LSE 1681
 MARY JACKSON
 2800 MCCANN B-6
 CHEYENNE, WYOMING 82001
 (307) 632-2388



CERTIFICATE OF SURVEYOR

STATE OF WYOMING
 COUNTY OF LARAMIE
 I, Donald M. Hopkins, a Professional Engineer and Land Surveyor, registered in the State of Wyoming, hereby certify that this plat was made from notes of a survey made under my direction and completed on the 14th day of April, 1993, and that said survey is accurately represented on this plat as staked in the field.



WYOMING REGISTRATION NO. 558

LAND DESCRIPTION

The south 300 feet of Tract 3, Sunnyside Addition, 2nd Filing, City of Cheyenne, Laramie County, Wyoming.

DEDICATION

Know all men by these presents that the undersigned owner in fee simple of the land embraced in this plat does hereby declare that the Subdivision of the described land is with his free consent and knowledge, and in accordance with his desires.

Gilbert L. Bernbeck
 GILBERT L. BERNECK

ACKNOWLEDGEMENT

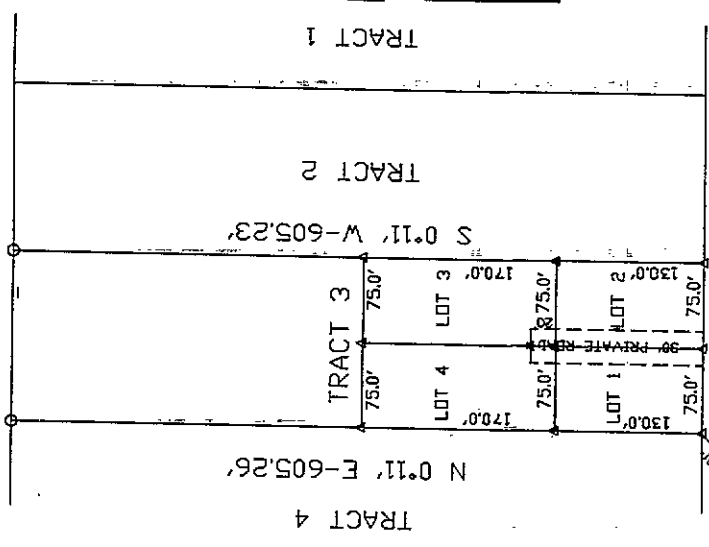
STATE OF WYOMING
 COUNTY OF WYOMING

The foregoing dedication was acknowledged before me by the above signed person who affirms he is the owner of the above described land, and that the execution of said dedication was his own free act and deed and in accordance with his desires.

dated this 14th day of July, 1993.
Gene G. Bernbeck
 NOTARY PUBLIC My Commission expires 1-9-96

CHARLES STREET (54')

S 89°34' E-150.0'



NOTES

WATER AND SEWER WILL BE FROM EXISTING CITY OF CHEYENNE LINES IN CHEYENNE STREET.

FIRE PROTECTION WILL BE BY CITY OF CHEYENNE FIRE DEPARTMENT

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY PLANNING COMMISSION on this 21st day of June, 1993.

Michael D. ...
 PLANNING DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING on this 12th day of July, 1993.

William ...
 CITY CLERK

Not Required

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on this 12th day of July, 1993.

...
 CHAIRMAN COUNTY CLERK

LEGEND

FOUND POINTS SET POINTS
 O IRON PIPE Δ 5/8" REBAR & CAP

BASIS OF BEARING- PLAT OF SUNNYSIDE 2ND FILING

Don Hopkins & Associates
 P.O. Box 6106
 Cheyenne, Wyoming 82003
 632-4763

FILING RECORD

Revised 6/2-93.dms
 FINAL PLAT
 BERNECK SUBDIVISION
 THE SOUTH 300 FEET OF TRACT 3
 SUNNYSIDE ADDITION 2ND FILING
 SECTION 27, T. 14 N. R.66 W. 6TH P.M.
 CITY OF CHEYENNE
 LARAMIE COUNTY, WYOMING.

SCALE 1" = 80'

APRIL 14, 1993

Warranty Deed - Short Form

Know all men by these presents, that Frank R. Dildine and Mary C. Dildine, Husband and Wife, of Cheyenne, County of Laramie and State of Wyoming, Grantors, for and in consideration of Two Hundred (200.00) dollars in hand paid, Grants and warrants to Oscar R. and Letha J. Kirkbride, of Cheyenne, County of Laramie and State of Wyoming, Grantees, the following described real estate, Situated in the County of Laramie and State of Wyoming, to-wit: Lot of Tract numbered Three, (3) in Sunny Side Addition to the ~~XXXXXX~~ City of Cheyenne, ~~XXXXXXXXXXXX~~ Second, (2d) filing, as shown by the plat of said Sunny Side Addition, of record in the office of the County Clerk and ex officio recorder of deeds in and for Laramie County Wyoming, excepting and reserving all rights in and to the said property which have been excepted or reserved in the patent thereto issued by the United States of America and in all prior conveyances of the said property, to which said exceptions and prior reservations in the said patent and said prior conveyances this deed is subject.

Protective Covenants.

The Oscar R. and Letha J. Kirkbride, their Heirs, Executors, Administrators or Assigns, hereby agree not to erect any residential structures on the said premises of less than one story high above the ground, and that the ground floor area of said structures exclusive of porches and attached garages, shall not contain less than Four Hundred (400) square feet. That any and all buildings erected upon the said premises, shall be built of Frame, Brick, Stone or Stucco, and shall be, and be kept painted and in good repair, so that the same shall not become unsightly. No noxious or offensive trade or activities shall be carried on, on the said premises, which may become a nuisance to the neighborhood. No live stock shall be permitted or maintained on the said premises that may become a nuisance or menace to the health of the neighborhood.

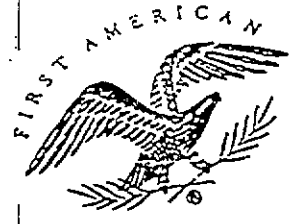
Any person or persons violating any or all of these covenants, may be subject to prosecution by law, by any person or persons owning real property in the neighborhood.

And the said Frank R. Dildine and Mary C. Dildine, hereby covenants, ^{with} the said Oscar R. and Letha J. Kirkbride, that they are lawfully seized of the said premises; that they are free from encumbrances, and they warrant the title thereto against the lawful claims of all persons whomever, hereby releasing and waiving any and all rights under and by virtue of the Homestead exemption Law of this State.

Dated this the 3rd day of January A.D. 1945

Signed, Sealed and delivered in the Presence of _____ (Seal)
Mary C. Dildine
Frank R. Dildine (Seal)
Mary C. Dildine (Seal)

Restrictions imposing a restriction, prohibition or discrimination based on race, color, religion, sex, handicap, marital status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).



State of Wyoming }
County of Laramie }

SS

On this 21 day of January, 1945 before me

personally appeared

Frank R. Dilline and Mrs. C. Dilline

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, and the said wife having been by me fully appraised of her rights and the effect of signing and acknowledging the said instrument.

My commission (term) expires on the 19 day of October, 1946

Given under my hand and ~~notarial~~ seal this 21 day of January, 1945,

Mark A. Chapman

Notary Public



WARRANTY DEED

to

State of Wyoming } SS
County of Laramie }
Instrument as filed for record
11. 20. 1945
19. 20. 1945
Comp. 592. 1945 - 54-729
Clerk of Court
Cheyenne, Wyoming

Frank R. Dilline
Mrs. C. Dilline