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ENGINEER'S CERTIFICATE

The State of Wyoming
County of Laramie
I, W. H. Johnson, Engineer, do hereby certify that this map was made from notes taken during an actual survey made under my direction in June 1935 and that it correctly represents the lots, blocks, streets and alleys as shown on the ground between the lot at all black and other corners and also as shown on other lot corners and for further details that the land is in the subdivision is the N 1/2 and the E 1/2 of the SW 1/4 of Tracts 311 and 312, Sunnyside Addition, The Third, Laramie County, Wyoming.

W. H. Johnson
Engineer

DEDICATION

Know all men by these presents, that E. A. Probst, and Marjorie A. Probst, owners in fee simple of the land embraced in this plot and description of ERABETZ subdivision do hereby dedicate the subdivision of said land as appears on this plat to be used as a public street and alley and in accordance with their desires and do hereby dedicate to the use of the public forever all of the streets and alleys shown hereon.

Witness: F. R. Brackley
Marjorie A. Probst

ACKNOWLEDGMENT

The State of Wyoming
County of Laramie
On this 26th day of July, A.D. 1935, before me a Notary Public in and for the State of Wyoming personally appeared E. A. Probst and Marjorie A. Probst, to me known to be the persons described in and who executed the within and foregoing dedication and acknowledged said instrument to be their free act and deed, and for the purpose therein mentioned. Said first above mentioned.

My commission expires March 2, 1938



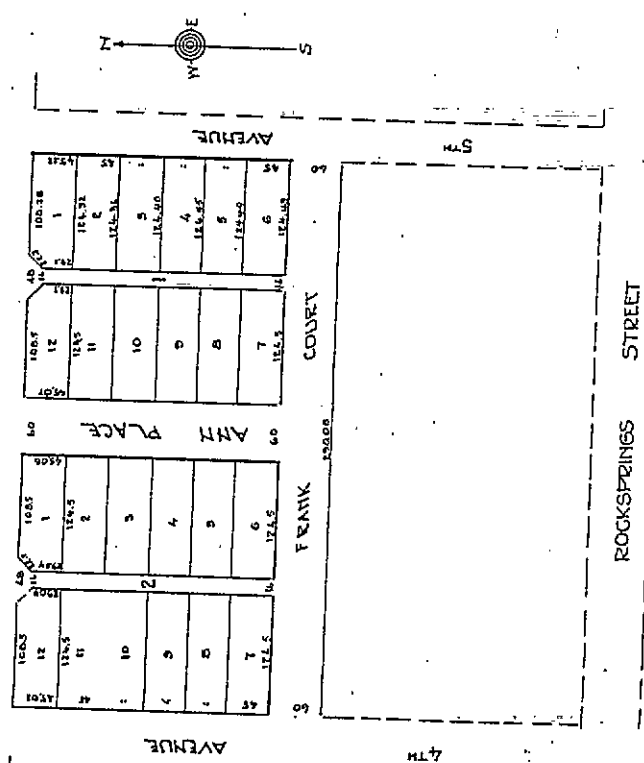
Charles M. Counts
Notary Public
Residing at Chapman, Wyo.

730423

The State of Wyoming 88
County of Laramie
THIS INSTRUMENT
Was filed for record on the
date of July 27, A.D. 1935
at 3:27 o'clock P.M.
and duly indexed by John P. H.

John P. H.
County Clerk
and Ex-Officio Register of Deeds
.....Deputy

ERABETZ SUBDIVISION of
N 1/2 & NORTH 50 FEET of S 1/4 of
TRACTS 311 & 312 SUNNYSIDE, 7th FILING,
LARAMIE COUNTY, WYOMING.
Scale 1" = 100'
June 1935



RECORDED, DEC 26 1956

3:05 PM

6:00

also known as F.A. Grabetz

RECORDED

1111

Francis A. Grabetz and Marjorie Ann Grabetz, husband and wife

grantor

for and in consideration of \$1.00 and other valuable consideration

Dollars

in hand paid, convey and warrant to Conrad and Marjorie Mayfield, husband and wife,

Mayfield

known as Conrad Levey Mayfield and Marjorie Lou Mayfield

grantee

the following described real estate, situated in the County of Laramie, State of Wyoming

to wit: Lots 10, 11 and 12, Block 1, in Grabetz subdivision of N 1/2 and North 30 feet of S 1/2 of Tracts 311 and 312, Sunnyside, 7th filing, Laramie County, Wyoming

The above described property shall be subject to the following restrictions, conditions and covenants: No residential structures shall be erected upon the said premises of less than one story high above the ground, and that the ground floor area of said structure exclusive of porches and attached garages shall not contain less than 100 square feet.

Any and all buildings erected upon the said premises shall be made of frame, stone, brick or stucco, and shall be, and be kept painted, so that the same shall not become unsightly.

No livestock shall be permitted or maintained upon the said premises, nor shall any become a nuisance to the neighborhood.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood.

No lot shall be used or maintained as a dumping ground for refuse.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

These covenants are to run with the land and shall be binding on all subsequent grantees.

And the said Grantors

herby warrant with

the said Grantees

(Not a copy)

lawfully seized of said premises; that they are free from encumbrances, and

warrant the

title thereto against the lawful claims of all persons whomsoever, except

NOTE



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State

Dated this, the 15th day of May, A. D. 1956

Signed, Sealed and Delivered in Presence of

Conrad Mayfield Marjorie Lou Mayfield

[Seal]

[Seal]

THE STATE OF WYOMING

BOOK 608

County of Laramie

On this 19th day of May 1943 before me personally appeared Elna Mary Sanger

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed, including the release and waiver of the right of homestead, the said wife having been by me fully apprised of the right and the effect of signing and acknowledging the said instrument.

My commission (term) expires on the 19th day of October 1945

Given under my hand and notarial seal, this 22nd day of May 1943

[Signature]
Notary Public

NOTARY DEED

TO

It was filed for record at

11:26 A.M., on the 26th

day of May, A.D. 1943

in Book 608

on Page 43

[Handwritten signature]

John

Brabetz Subdivision of
N $\frac{1}{2}$ & North 30 feet of S $\frac{1}{2}$ of Tracts 311 & 312, Sunnyside
Brabetz 7th Filing, Laramie County, Wyoming

NOTE: The following subparagraphs "a and b" have been furnished for informational purposes only.

- a. Reservation of all oil, coal and other minerals by the Union Pacific Railroad Company in Warranty Deed dated February 10, 1916, recorded March 14, 1916 in Book 194, Page 401, Records of Laramie County, Wyoming.
- b. Conveyance of all right, title and interest in and to the minerals and mineral rights from the Union Pacific Railroad Company, a Utah corporation, to the Union Pacific Land Resources Corporation, a Utah corporation, in Quitclaim Deed dated April 1, 1971, recorded April 19, 1971 in Book 923, Page 341, Records of Laramie County, Wyoming.

Right-of-Way as granted to Mountain States Telephone and Telegraph Company for communication facilities and incidental purposes as recorded June 7, 1918 in Book 205, Page 229, Records of Laramie County, Wyoming.

Easement as granted to American Telephone and Telegraph Company of Wyoming for pole lines for communication facilities and incidental purposes as recorded June 10, 1941 in Book 366, Page 203, Records of Laramie County, Wyoming.

Covenants, conditions and restrictions as set out in Warranty Deed, which contain no forfeiture or reverter clause, as recorded December 26, 1956 in Book 608, Page 145, Records of Laramie County, Wyoming, but deleting restrictions, if any, based on race, color, religion or national origin, as follows:

"No residential structure shall be erected upon the said premises of less than one story high above the ground, and that the ground floor area of said structure exclusive of porches and attached garages shall not contain less than 400 square feet.

Any and all buildings erected upon the said premises shall be built of frame, stone, brick or stucco and shall be, and be kept painted, so that the same shall not become unsightly.

No livestock shall be permitted or maintained upon the said premises that may become a nuisance to the neighborhood.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

These covenants are to run with the land and shall be binding on all subsequent grantees."