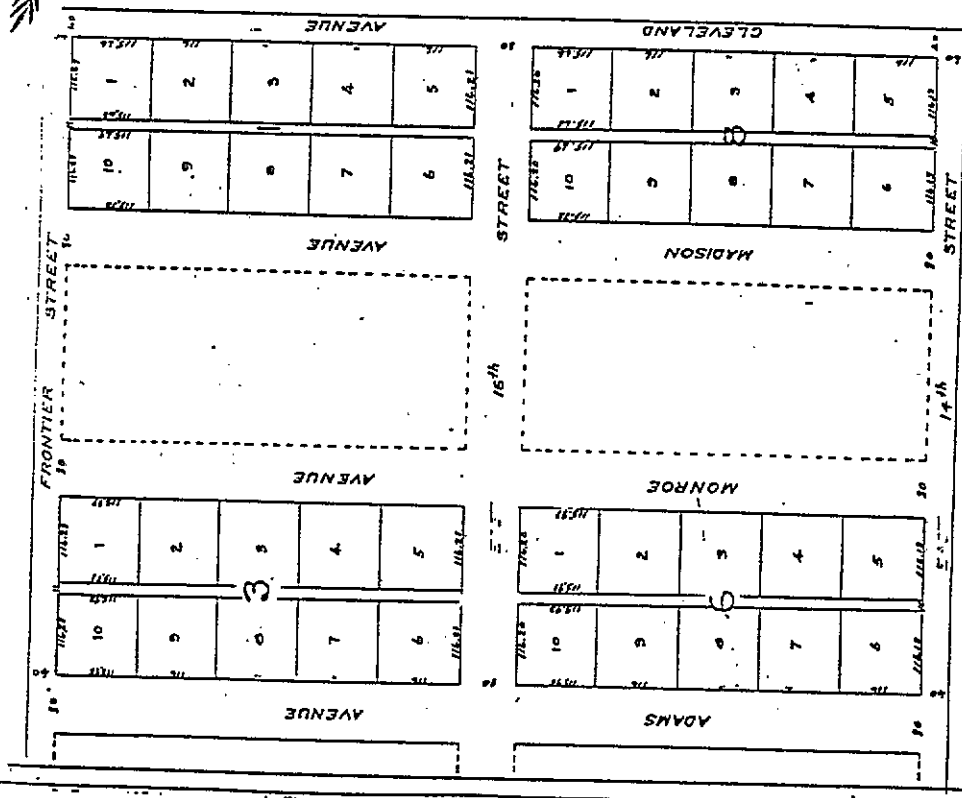




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State of Wyoming,
County of Laramie,
I, T. H. Baldwin, of Cheyenne, Wyoming, hereby certify that this plat was made from notes taken during an actual survey, made in my direction in March 1953 and that it correctly represents the block, lots, streets and alleys as marked on the ground with iron pipe set of black iron corner and iron spikes, set at all other lot corners and that the land embraced in this subdivision is all of Tracts 1, 2, 3, 4, 5, 6 and 8 of Good Realty Tract 7, a subdivision of the SW 1/4 of Section 36, T. 14 N., R. 66 W., S. 04 W., Laramie County, Wyoming.

T. H. Baldwin
Engineer
March 1953

DEDICATION

Know all men by these presents, that Paul H. Goodman, owner in fee simple of the lot embraced in this subdivision of the within described plat, do hereby declare the subdivision of said lands as appears on this plat to be made and voluntary on his part and in accordance with his desire and does hereby dedicate to the use of the public forever, all of the streets and alleys shown herein dated this 11th day of April, AD 1953.

Witness Myself & Henry Paul H. Goodman
Paul H. Goodman

State of Wyoming,
County of Laramie,
On this 11th day of March, 1953, before me, a Notary Public in and for the State of Wyoming, personally appeared Paul H. Goodman, to me known to be the person described in and who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, and for the purpose therein mentioned.

In witness whereof, I have hereunto set my hand and affixed the seal of my office the day and year first above written.

My commission expires July 1st, 1953
Notary Public
Cheyenne, Wyoming



APPROVAL

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 11th day of April, AD 1953.

Approved by the Board of County Commissioners of Fremont County, Wyoming, this 11th day of April, AD 1953.

Approved by the Board of County Commissioners of Carbon County, Wyoming, this 11th day of April, AD 1953.

Approved by the Board of County Commissioners of Lincoln County, Wyoming, this 11th day of April, AD 1953.

A SUBDIVISION OF
TRACTS 1, 2, 3, 4, 5, 6 & 8 OF
GOOD REALTY TRACT 7
LARAMIE COUNTY, WYOMING
Scale 1/2" = 100' Feb. 6, 1953



R. L. McCann and Anna I. McCann, husband and wife, of the County of Laramie, Wyoming, GRANTORS, for and in consideration of other valuable consideration to Paul H. Goodman and wife, of Cheyenne, Wyoming, GRANTEES, the following described real estate situated in the County of Laramie and State of Wyoming:

The Northwest quarter of the Southeast quarter (Section 28, Township 14 North, Range 62 East of 10th P.M., containing forty (40) acres more or less, but subject always to a right-of-way forty (40) feet in width on each side of said Tract, said right-of-way to be used for road purposes by the purchasers of said property and other owners of property adjacent thereto or in the vicinity thereof, but reserving to the Grantors one-half (1/2) of any and all mineral rights, including oil and gas, which they may have in said property.

This property is also conveyed subject to the following conditions and restrictions, that is to say, that neither of the parties to this deed or their executors, administrators, heirs, or assigns, shall construct any residence on said premises of less than four (4) rooms and shall be modern in construction constructed in a good and workmanlike manner.

This property is also conveyed subject to the following additional conditions and restrictions, namely, neither of the parties hereto nor their heirs, executors, administrators or assigns, shall permit any of the premises herein mentioned to be used for a gravel pit, hog lot or hog ranch, or junk yard, or for any kind of business or use which may be detrimental to the use of said premises as places of residence, provided, however, that these restrictions shall not prohibit any of the parties mentioned herein from keeping poultry on the premises affected by this agreement, it being understood, however, that the permission to keep poultry on said premises does not include the permission to keep wholesale poultry yard or places where poultry may be gathered, collected, marketed, or slaughtered for commercial purposes,

It is further understood and agreed by and between the parties hereto and neither they nor any of them, nor their or any of their heirs, executors, administrators, or assigns shall sell, rent or lease said premises to or permit them to be occupied by any person not of the Caucasian race.

It is further understood that all the restrictions and conditions contained in this Deed shall be contained in any Deed conveying said premises or any part thereof to other persons, and they shall become a part of any such Deed conveying said premises or any part thereof as fully and to the same effect as though such restrictions were set forth in any such Deed or Deeds.

The said R. L. McCann and Anna I. McCann covenant the said Paul H. Goodman and Beulah D. Goodman that the Grantors are lawfully seized of said premises and that they are free from encumbrances thereon suffered or incurred by said R. L. McCann or either of them, and they warrant the title thereto against the lawful claims of all persons whomsoever, except the claim of anyone asserting the right to the premises under the restrictions and conditions contained in this Deed, hereby release and waive any and all rights under and by virtue of the Homestead Exemption of the State of Wyoming, and excepting taxes on said premises for the year 1953 or any year subsequent thereto.

Dated this 10th day of January, 1953.

THE STATE OF WYOMING)
COUNTY OF LARAMIE)

R. L. McCann
Anna I. McCann
Grantors

On this 10th day of January, 1953 before me personally appeared R. L. McCann and Anna I. McCann, husband and wife, to me known to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the foregoing instrument, and acknowledged that the same is their free act and deed, including the purchase and delivery of the same to the grantee, the said wife having been by me fully advised of her rights and duties, and acknowledged the same in presence of me.

Notary Public
My commission expires: March 2, 1953.
Witness my hand and notarial seal this 10th day of January, 1953.

BOOK 528



PAID
1/16/38

The State of Nevada
County of Nevada
The instrument was filed for record
on 1/16/38 day of Feb
at 10:53 AM and duly recorded in
Book 528 page 137
John A. ...

Book Clerk & Ex-Officio Registrar of Deeds
Deputy

PAUL H. GOODMAN AND BEULAH D.
GOODMAN, AND GRANDVIEW ESTATES,
INC.,

DECLARATION OF PROTECTIVE
COVENANTS

Dated Febr. 9, 1962

Recorded Feb. 10, 1962
at 11:22 A.M.

in re

Tract 8; a resubdivision of
Good Realty Tracts, First
Filing, a subdivision of part
of Section 34, Township 14
North, Range 66 West of the
6th P.M., Laramie County, Wyoming.,
All of Lots 5, 6, 7, and 8, Block 5,
Grandview Estates, Second Filing,
Laramie County, Wyoming.

resubdivision of structure,
creation or declaration based
on size, color, height, etc. hereinafter
defined status, or kind of color are
hereby defined to the extent such
restrictions violate 42 USC 3604(c).



TO THE PUBLIC:

The undersigned, being the owners in fee simple of the fol-
lowing described property situate in Laramie County, Wyoming, to-
wit:

Tract 8, a resubdivision of Good Realty Tracts,
First Filing, a subdivision of part of section
34, Township 14 North, Range 66 West of the 6th
P. M., Laramie County, Wyoming.

All of Lots 5, 6, 7, and 8, Block 5, Grandview
Estates, Second Filing, Laramie County, Wyoming.

do hereby make this declaration of Protective Covenants applicable
to all of said described property.

1) No lot shall be used except for residential purposes and
no building shall be erected, altered, placed or permitted to re-
main on any lot, other than one-family dwellings not to exceed two
stories in height and a private garage for not more than two cars.

2) No building shall be erected, placed or altered on any
lot until the construction plans and specifications and a plan
showing the location of the structure have been approved by the
architectural control committee as to quality of workmanship and
materials, harmony of external design with existing structures,
and location with respect to topography and finish grade eleva-
tions. All construction shall be new and no buildings or build-
ing may be moved from another location to any site within this
subdivision. No fence or wall shall be erected, placed or
altered on any lot nearer to any street that the minimum build-
ing set-back line. There shall be no front yard fencing.

3) No dwelling shall be permitted on any lot in which the
ground floor area of the main structure, exclusive of porches
and garages, shall be less than 830 square feet or 720 square
feet in a story and one half structure with 900 square feet of
finished living area, or 530 square feet in a two story struc-
ture with 900 square feet of finished living area, and all
structures shall be constructed of at least 50% brick, masonry
or comparable building material.

4) No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 10 feet to any side street line, and no building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building set back line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. In the event that a house is turned on a corner lot to face the side street the set-back at the front of the lot shall be 25 feet, and the set back line on the side street shall be 25 feet. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5) No dwelling shall be erected or placed on any lot having a width of less than 52 feet at the minimum building set-back line nor shall any dwelling be erected or placed on any lot having an area of less than 5000 square feet.

6) Easements and/or alleys for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

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

8) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any house trailer be permitted to remain on any lot.

9) No person shall be allowed to keep, breed or raise chickens, turkeys, horses, cows, cattle, sheep or other domestic farm animals on any lot or erect thereon any building designed to house the same. This restriction shall not be construed to prohibit any person from keeping cats, dogs or other household pets on any lot, providing they are not kept, bred or raised for commercial purposes.

10) The architectural control committee is composed of the following persons: James P. Federer, Melvin V. Federer and Walter C. Urbigkit, Jr. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor their designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee any of the powers and duties.

11) The Committee's approval or disapproval as required by these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove, within 30 days after plans and specifications have been submitted



to it; the failure of such representative to approve or disapprove any proposed building plans shall not in any way relieve the owners or the builder from his legal responsibility to comply with the covenants, conditions and restrictions contained herein.

12) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

13) Enforcement shall be by proceedings at law in equity against any person or persons violating or attemptation to violate any covenant either to restrain violation or to recover damages.

14) Invalidation of any of these covenants by judgment or court order in no way affects any of the other provisions, which shall remain in full force and effect.

15) No oil drilling, oil development operations, oil refining quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

16) Entire property described is zoned Residential "A".

DATED THIS 9 day of Febr., 1962.



Signed: Paul H. Goodman
Beulah D. Goodman
Signed: GRANDVIEW ESTATES, INC.
By: James P. Federer
Attest: Walter C. Urbigkit, Jr.

Acknowledged February 9, 1962 by Paul H. Goodman and Beulah D. Goodman, before Walter C. Urbigkit, Notary Public, Laramie County, Wyoming. (Notarial Seal) Commission expires August 18, 1964.

Acknowledged February 9, 1962 by James P. Federer, President of Grandview Estates, Inc., to be the free act and deed of said corporation, before Harold L. Mai, Notary Public, Laramie County, Wyoming. (Notarial Seal) Commission expires July 11, 1965.

Reception No. 970902.

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