

**LEGEND**

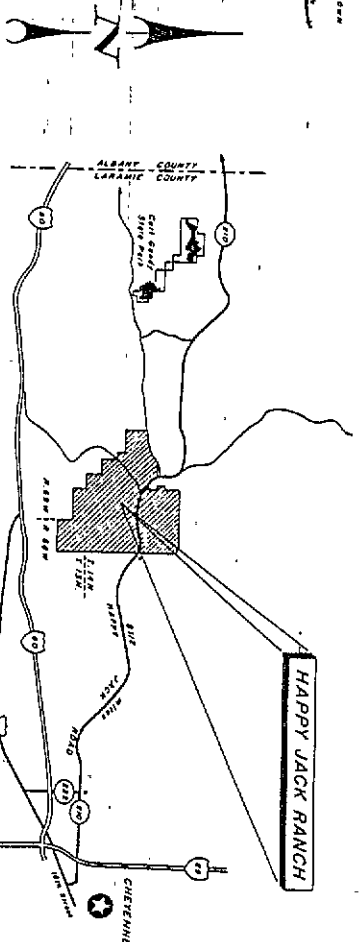
100 ACRES OF WATER - See Section 100

For description of the original land as surveyed by the State Engineer in 1887.

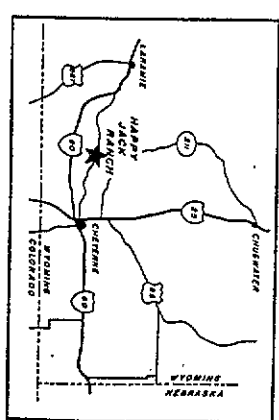
- COMPARISON NOTES**
1. This map and the original filed at U.S.G. & G. office, Washington, D.C., on May 15, 1887, are identical.
  2. This map and the original filed at U.S.G. & G. office, Washington, D.C., on May 15, 1887, are identical.
  3. This map and the original filed at U.S.G. & G. office, Washington, D.C., on May 15, 1887, are identical.
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Descriptions are based on aliquot portions of sections of the United States land system.

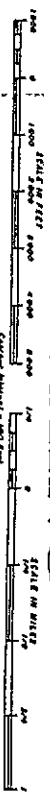
☒ HAPPY VALLEY 2<sup>ND</sup> FILING  
 ☒ HAPPY VALLEY 1<sup>ST</sup> FILING



1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80	81	82	83	84
85	86	87	88	89	90	91	92	93	94	95	96
97	98	99	100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117	118	119	120



Compiled Map OF  
**HAPPY JACK RANCH**  
 LARAMIE COUNTY,  
 WYOMING



R.L. HUDSON - LAND SURVEYOR  
 Cheyenne, Wyoming  
 JAN. 1973  
 JOB NO. 73-188

# WARRANTY DEED

Photographed \_\_\_\_\_

HAPPY JACK CORPORATION, a corporation organized under the laws of the State of Wyoming, grantor  
for and in consideration of the sum of Ten Dollars and other good and valuable consideration cash paid, con-  
veys and warrants to Betty Jane McBee Assessor

grantee, the following described real estate, situated in the County of Laramie, State of Wyoming, to-wit:  
All that portion of the E 1/2 of the NW 1/4 of Section 20 T. 7. N., R. 69 W.,  
6th P.M., Laramie County, Wyoming lying north of State Highway 210 Wyoming High-  
way Department project no. 2-311, also known as Happy Jack Road.  
Subject to an easement, 30 feet in width, for public access and utility purposes,  
along and adjacent to said State Highway 210.  
Subject to all easements, liens and reservations of record.  
Containing approximately 21 acres, more or less.

**ALL**

except that Grantor reserves to itself all minerals and oils of every sort and description.

And the said Happy Jack Corporation hereby covenants with the said grantee that it is lawfully seized of said premises; that they are free from incumbrances, and warrants the title thereto against the lawful claims of all persons, whomsoever, except that the same shall be subject however to the following:

In consideration of the execution of this deed the grantor for himself, his heirs and assigns, hereby covenants and agrees with the grantor, Happy Jack Corporation, its successors and assigns (such covenants and agreements to run with the land) as follows:

1. It is intended that the residential tract, or tracts, herein conveyed, shall be used and occupied as small ranches, or ranches and that the owners will have full enjoyment thereof, subject, however, to the covenants contained herein.
2. No structure other than one private single family dwelling, together with a private garage and suitable barn or shed for horses, for use in connection with said single family dwelling shall be erected, placed or permitted to remain on any such residential tract. No trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises. Prior to any construction, including fencing, party(s) of the second part shall establish the exact boundaries of the property purchased by having the same surveyed by a registered land surveyor of Laramie County, Wyoming.
3. No structure of a temporary character, trailer, basement, tent, shack, barracks, garage, barn or other outbuilding shall be used on any tract as a family dwelling, either temporarily or permanently. This covenant is not intended to prohibit a modular or mobile home, meeting the requirements of paragraph 5 herein, located on a permanent foundation and meeting Federal Housing Administration standards. However, this covenant shall not restrict a building contractor or land developer from maintaining a temporary office, tool shed, lumber shed and/or sales office for the purpose of erecting and selling dwellings.
4. No parcel of land in the tract shall be divided, subdivided, split or sold in any manner whatsoever, in parcels of less than five (5) acres; and, further, no more than one residence, together with such other buildings as provided for in (3) above, shall be placed, or allowed to remain upon, any such five-acre parcel.
5. The principal dwelling shall have a minimum fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces and garage, of 1,000 square feet; except that where the said principal dwelling is a 1-1/2 or 2 story dwelling, the minimum may be reduced to 800 square feet of ground floor area, providing that the total living area of the 1-1/2 or 2 floors is not less than 1,200 square feet.
6. No building shall be located on any tract within sixty (60) feet of any boundary line.
7. Sewage shall be disposed of only by and through a septic system of adequate dimensions and capacity and of a type approved by the State of Wyoming Department of Public Health. No septic tank or field system shall be nearer than fifty (50) feet to any building plot line except with the consent of the appropriate health officials of the County and State, and no sewage, waste water, trash, garbage or debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the property. No outside toilets or privies shall be permitted upon the premises. All toilet facilities must be a part of the residence and shall be of a modern flush type and connected with a proper septic tank system.
8. No tract shall be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, etc. Trash, garbage or other waste shall be kept only in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition. No swine will be permitted on the premises.
9. No sign of any kind shall be displayed to the public view. Except, however, one sign of not more than thirty-two (32) square feet may be used to advertise the property for sale, or rent, or be used by a builder to advertise his property during the construction and sales period.
10. Easements. The tract, or tracts, herein conveyed shall be the subject to an easement of 30 feet in width for the use of adjoining owners for purposes of ingress and egress and utility purposes. If the topography allows, such easements shall be on tract boundary lines; if not, the location of the easement to be agreed upon between the interested parties.
11. 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 twenty-five years from June 20, 1973, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the tracts has been recorded agreeing to change said covenants in whole or in part.
12. Enforcement shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate the above-said provisions, restrictions and covenants, either to restrain violations or to recover damages, or both.
13. Invalidation of any one of these restrictions by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this the 20th day of June A. D. 1973.



HAPPY JACK CORPORATION  
By *Robert R. Bentley* Secretary  
*Robert R. Bentley* President

Witnessed, Sealed and Delivered in Presence of

*[Signature]*  
THE STATE OF WYOMING )  
COUNTY OF LARAMIE ) ss

On this 20th day of June, 1973, before me appeared ROBERT R. BENTLEY to me personally known, who, being by me sworn, did say that he is the President of HAPPY JACK CORPORATION, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said ROBERT R. BENTLEY acknowledged said instrument to be the free act and deed of said corporation.

My commission expires 2/10/74

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 20th day of June, A. D. 1973.  
*[Signature]*  
Notary Public