WARRANTY DEED

HAPPY JACK CORPORATION, a corporation organized under the laws of the State of Wyoming, grants for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt, payment, and conveyances and warrants to Betty Jane McBea...

grantee, the following described real estate, situated in the County of Laramie, State of Wyoming, namely: All that portion of the 80 acres of the 20th Section 27, Township 37 North, Range 69 West, 5th PR., Laramie County, Wyoming lying north of the east line of a proposed highway running east of said highway known as Happy Jack Road. Subject to all easements, restrictions and reservations of record, containing approximately 25 acres, more or less.

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 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, wheresoever, 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 grantee, 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 ranchettes, 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 a well and shed for storage, or use in connection with said single family dwelling, shall be erected, placed or permitted to remain on any such residential tract. No fence, bushes, brush, trees, or other obstructions of any kind shall be carried over the premises. Prior to any construction, including fencing, party walls 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, shed, works, barn, 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 home. The State of Wyoming, Department of Public Health, no septic tank or soil system shall be necessary than fifty (50) feet to any building lot except with the consent of the State Water Quality Board. No soil or septic system shall be permitted in any body of water or adjacent to the property. No septic tank or soil system shall be used upon the premises. All septic tanks must be of the residence and shall be of the same type as the soil system.

4. No structure other than one private single family dwelling, together with a private garage and a well and shed for storage, or use in connection with said single family dwelling, shall be erected, placed or permitted to remain on any such residential tract. No fence, bushes, brush, trees, or other obstructions of any kind shall be carried over the premises. Prior to any construction, including fencing, party walls 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.

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 proposed 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. Siding shall be disposed of only by and through a septic tank area of adequate capacity and of a type approved by the State of Wyoming Department of Health. No septic tank or soil system shall be necessary than fifty (50) feet to any building lot except with the consent of the State Water Quality Board. No soil or septic system shall be permitted in any body of water or adjacent to the property. No septic tank or soil system shall be used upon the premises. All septic tanks must be of the same type as the soil system.

8. No structure other than one private single family dwelling, together with a private garage and a well and shed for storage, or use in connection with said single family dwelling, shall be erected, placed or permitted to remain on any such residential tract. No fence, bushes, brush, trees, or other obstructions of any kind shall be carried over the premises. Prior to any construction, including fencing, party walls 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.

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 the property during the construction and sales period.

10. Easements. The tract, or tracts, herein conveyed shall be subject to an easement of 30 feet in width for the use of all 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 remain binding on all parties and all persons claiming under them for a period of one (1) year from June 30, 1973, after which time the said covenants shall be automatically extended for successive periods of ten (10) years until an instrument signed by a majority of the then owners of the tract has been recorded agreeing to such covenants in whole or in part.

12. Enforcement shall be by any procedure at law or in equity against any person or persons violating any of the aforesaid provisions, restrictions and covenants, either to restrain violations or to recover damages, or both.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23rd day of June, A. D. 1973.

HAPPY JACK CORPORATION

By: [Signature]

Secretary

Received, sealed and delivered in presence of

COUNTY OF LARAMIE

On this 23rd day of June, 1973, before me, shown ROBERT R. BENTLEY, personally known to me, being by me duly 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 ... 24/7

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23rd day of June, A. D. 1973.