



First American Title™

These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.



ENGINEER'S CERTIFICATE

The State of Wyoming
County of Laramie ss

I, T. H. Baldwin of Cheyenne, Wyoming hereby certify that this map was made from notes taken during an actual survey made under my direction in June 1953, and that it correctly represents the lots, blocks, as marked on the ground by iron pipe set at all block corners and spikes set at all other corners, and I further certify that the land embraced in this subdivision is all of Tract 332 Sunnyside Addition 7th Filing, Laramie County, Wyoming.

T. H. Baldwin
Engineer
Wyo. Reg. 19

DEDICATION

Know all men by these presents, that Charles F. Messenger and Geraldine G. Messenger, owners in fee simple of land embraced in this plat and description of Messenger Subdivision of Tract 332 Sunnyside Addition 7th Filing, Laramie County, Wyoming, do hereby declare this subdivision of the within described land as appears on this plat to be their free act and deed and in accordance with their desires, and do hereby dedicate to the use of the public forever all the streets and alleys shown hereon.

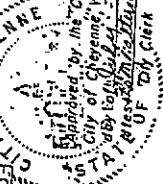
Charles F. Messenger
Geraldine G. Messenger

ACKNOWLEDGEMENT

The State of Wyoming
County of Laramie ss

On this 29 day of ~~June~~ August, A.D. 1953, personally appeared Charles F. Messenger and Geraldine G. Messenger, 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. 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 June 18-53

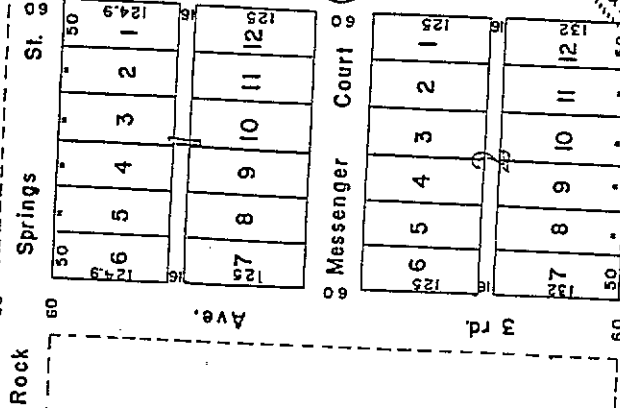


APPROVAL

Approved, by the City Commission of the City of Cheyenne, Wyoming, this 30 day of ~~June~~ August, A.D. 1953.

John J. ...
Mayor

Approved by the Board of County Commissioners of Laramie County, Wyoming this 5th day of ~~August~~ August, 1953.
...
County Clerk



641670

Rawlins

MESSENGER SUBDIVISION
of
TRACT 332
SUNNYSIDE ADDITION
7th FILING
Laramie County, Wyoming
Scale: 1" = 100'
June 1953

WARRANTY DEED—Short Form

DEC 27 1957

4:10 PM

RECORDED

AT O'CLOCK

808423

RECEPTION No.

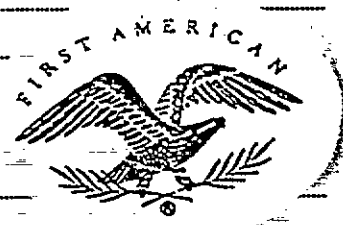
LESTER R. GOMP, Recorder

108

Charles F. Messenger and Geraldine G. Messenger, husband and wife, grantors, for and in consideration of One Dollar and other valuable considerations in hand paid, convey and warrant to Juanita B. Titchenerell, a single person

the following described real estate, situated in the County of Laramie, State of Wyoming, to-wit: Lots 7 and 8, Block 1, in Messenger Subdivision of Tract 332, in Sunnyside Addition, Seventh Filing, Laramie County, Wyoming.

No permanent structure shall be erected on the above described property closer than twenty feet from the front property line as shown on the plat thereof.



BOOK 624

389

Grantors hereby covenant with the said Grantee that they are lawfully seized of said premises; that they are free from encumbrances, and they warrant the title thereto against the lawful claims of all persons whomsoever, except none.

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

Dated this, the 26th day of December, A. D. 19 57

Handwritten signature or initials.

THE STATE OF WYOMING }
COUNTY OF Laramie } ss.

On this 26th day of December, 1957, before me personally appeared Charles F. Messenger and Geraldine G. Messenger, husband and wife,

to me known to be the person(s) 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, the said wife having been by me fully apprised of her right and signing and acknowledging the said instrument.



My commission (term) expires on the 3rd day of August, 1958, which under my hand and notarial seal, this 26th day of December, 1957.

James D. Wilson
Notary Public



NO. 808423

WARRANTY DEED

[Signature]
WARRANTY DEED

-TO-

State of *Wyo* }
County of *Laramie* } ss.

This instrument was filed for record at *4:10 o'clock P.M.*, on the *27* day of *Dec*, A. D., 19 *57*, and duly recorded in Book *624* on Page *388-389*

[Signature]
Clerk and Ex-Officio Register of Deeds
By _____ Deputy.

Fees, \$ _____
Elihu P. Co. Cheyenne, Wyo.
James D. Wilson 18573