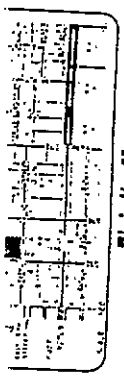




First American Title™

**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.*



Vicinity Map

**Dedication**

THE CITY OF CHEYENNE, WYOMING, BEING WORKING IN THE PUBLIC INTEREST, HAS HEREBY DEDICATED TO THE PUBLIC USE THE LANDS SHOWN ON THIS MAP, TOGETHER WITH THE EASEMENTS AND RIGHTS THEREIN, AS SHOWN ON THIS MAP, AND AS APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING, ON THIS DATE, TO WIT: January 2, 1933.

*Alvin P. Deane*  
City Engineer

**Acknowledgment**

State of Wyoming  
County of Laramie  
I, the undersigned, County Clerk, do hereby certify that the foregoing plat was recorded in Book 2 of Public Records, page 113, on this date, to wit: January 2, 1933.

**Approvals**

Approved by the Cheyenne-Laramie County Regional Planning Commission this 22nd day of January, 1933.  
*Franklin T. Reed*  
Secretary

Approved by the City Council of the City of Cheyenne, Wyoming through the City Engineer, on this date, to wit: January 2, 1933.  
*Alvin P. Deane*  
City Engineer

**-SPRUCE CREEK II-**

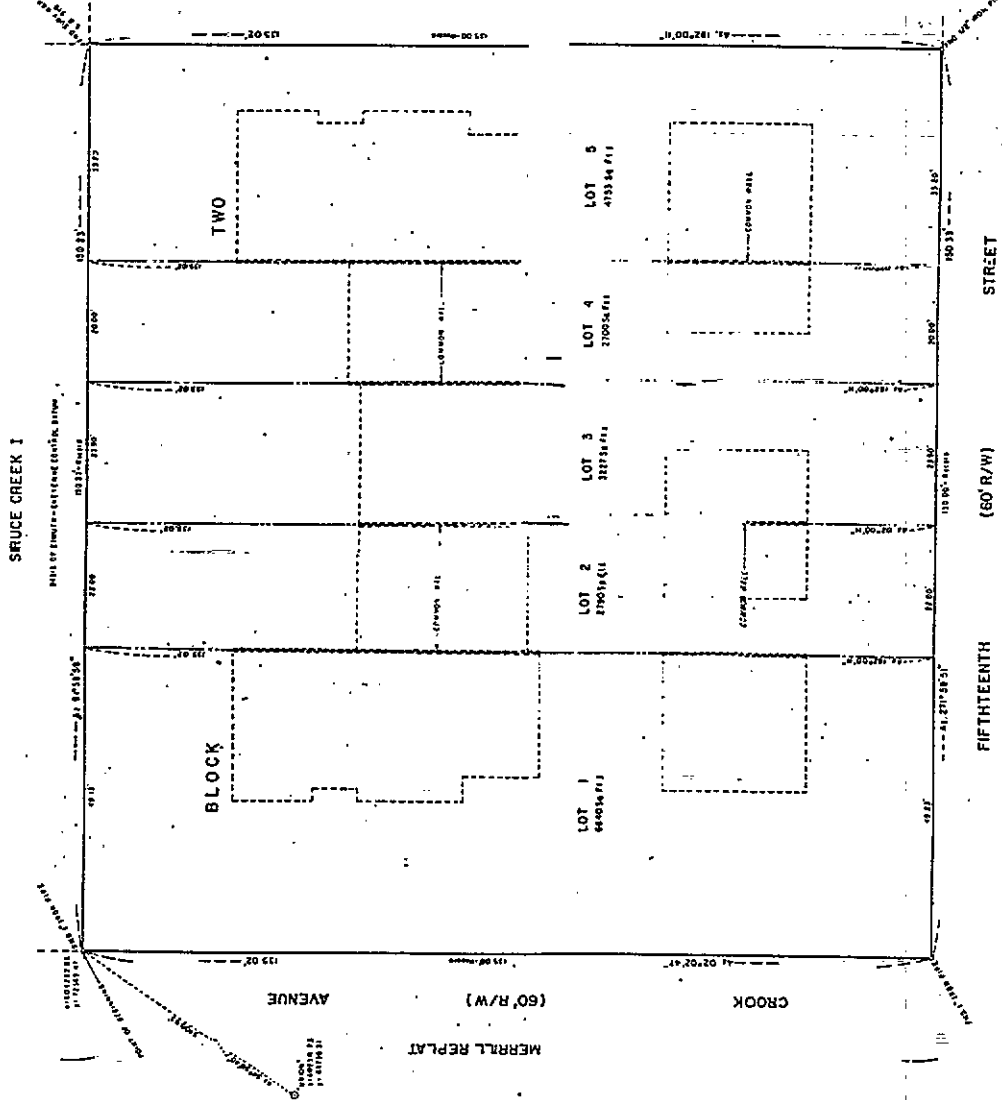
**A REPLAT OF**

THE SIZE OF LOT 2,  
GARDEN HOMES SUBDIVISION,  
CHEYENNE, LARAMIE CO.,  
WYOMING

North

Note: The location of the center of the street is shown on this map. The location of the center of the street is shown on this map.

HIGHWAYS SUBDIVISION



**Surveyor's Certificate**

I, the undersigned, a Professional Engineer and Land Surveyor, do hereby certify that the foregoing plat was prepared by me, or under my direct supervision, and that the same is a true and correct representation of the actual survey made by me, or under my direct supervision, and that the same is a true and correct representation of the actual survey made by me, or under my direct supervision, and that the same is a true and correct representation of the actual survey made by me, or under my direct supervision.

*John J. Anderson*  
Professional Engineer and Land Surveyor

**Legal Description**

A tract of land situated in the City of Cheyenne, Wyoming, and being more particularly described as follows: Beginning at a point on the west line of Lot 2, Block 1, Garden Homes Subdivision, being an area of 6400 sq ft, a distance of 150.23 feet to a point on the east line of Lot 2, Block 1, Garden Homes Subdivision, being an area of 8700 sq ft, a distance of 115.12 feet to a point on the north line of Lot 2, Block 1, Garden Homes Subdivision, being an area of 2175 sq ft, a distance of 115.12 feet to a point on the east line of Lot 2, Block 1, Garden Homes Subdivision, being an area of 2000 sq ft, a distance of 115.12 feet to a point on the east line of Lot 2, Block 1, Garden Homes Subdivision, being an area of 4935 sq ft, a distance of 115.12 feet to the Point of Beginning, and thence along the east line of Lot 2, Block 1, Garden Homes Subdivision, being an area of 4935 sq ft, a distance of 115.12 feet to the Point of Beginning.

FILE RECORD  
1933  
JAN 2 1933  
CITY ENGINEER  
ALVIN P. DEANE



DEED.

The State of Wyoming )  
County of Laramie ) ss.

This Instrument was filed for record on the 9 day of Oct. A. D. 1926 at 9:00 o'clock A. M. and is duly recorded in Book 275 on page 158.

R. A. Grace

County Clerk & Ex-Officio Register of Deeds

By-----Deputy.

HARRY B. HENDERSON ET AL

to

NORMAN P. BLACK

Harry B. Henderson, and Vivian A. B. Henderson, husband and wife, W. C. Deming, an unmarried man, and E. J. Kelley, administrator of the estate of A. D. Kelley, deceased, all of Cheyenne, Wyoming, grantors, for and in consideration of the sum of one dollar (\$1.00), and other good and valuable considerations in hand paid, convey and warrant to Norman P. Black, of Cheyenne, Wyoming, grantee, the following described real estate, situated in the County of Laramie, State of Wyoming, to-wit:

Southwest quarter of northwest quarter (SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) of section thirty-three (33), Township fourteen (14), North, Range sixty-six, (66), West of the 6th P. M. containing forty acres more or less according to the Government survey thereof, said premises being otherwise known and described and platted as "Garden Homes", the plat thereof being on file in the office of the County Clerk of Laramie County, Wyoming, in Book of Plats, two at page -----, as file No. 174992.

This conveyance is made subject to the present existing easement of the highways on the west and south boundaries of the above described tract, the land of said tract embraced or utilized by said highways being expressly reserved from this conveyance.

This conveyance is subject to the following reservations and restrictions hereinafter set forth and made binding upon said lands, the grantee herein, his successors, personal representatives, assigns and subsequent grantors, to-wit:

1. The lands herein conveyed are to be platted for residential and commercial purposes only.

2. Said lands are not to be occupied by other than members of the Caucasian races, and all deeds issued by the grantee herein shall contain this reservation.

3. The premises are not to be used to maintain a nuisance or violate any of the laws of the United States or State of Wyoming.

4. There is expressly reserved to the grantors herein an undivided one-half interest in and to all minerals, especially including oil and gas under or upon said premises.

5. No permanent residence shall be elected on said lands, the cost of which shall be less than two thousand dollars, exclusive of plumbing and bath. Providing, that during the construction of such residence on what is known to the parties hereto as blocks 1 to 6, inclusive, purchasers may construct, live in and occupy a building to be subsequently used for garage purposes for a period of not to exceed nine months from the date of first occupancy.

The grantor herein assumes, and agrees to assume and pay all taxes, assessments or impositions that may be legally levied or imposed upon said lands subsequent to the year 1925.

The premises above described have never been occupied by any of the grantors herein as homestead and they have erected no improvements thereon.

This deed is signed by the said E. J. Kelley, administrator of the estate of A. D. Kelley, deceased, by virtue of authority vested in him as such administrator and an order of the court directing the execution of this deed, said order being issued in the matter of the estate of A. D. Kelley, deceased, now in course of probate in the District Court of the First Judicial District of Cheyenne, Wyoming, and bearing date of the 28th day of April, 1926.

Vivian A. B. Henderson, wife of Harry B. Henderson, one of the grantors herein, does hereby release and waive all rights under or by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 20th day of September, 1926.

personally known to me to be the person named in and who subscribed the foregoing Deed, and acknowledged to me that she subscribed said instrument as her free and voluntary act for the uses and purposes therein mentioned.

My commission expires Dec. 9, 1929.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 22nd day of September, 1926.

M. Cryderman  
Notary Public  
Laramie County,  
Wyoming.

M. Cryderman  
Notary Public.



STATE OF MONTANA, )  
                          ) SS:  
COUNTY OF YELLOWSTONE )

On this 20th day of September, 1926, before me, a Notary Public of the county and state aforesaid; personally appeared Harry B. Henderson, personally known to me to be the person named in and who subscribed the foregoing deed, and acknowledged to me that he subscribed said instrument as his free and voluntary act for the uses and purposes therein set forth. Witness my hand and notarial seal.

B. Kesselheim  
Notary Public  
State of Montana.

B. Kesselheim  
NOTARY PUBLIC for the State of Montana  
Residing at Billings, Montana  
My Commission expires July 5, 1929.

CITY OF WASHINGTON )  
                          ) ss  
DISTRICT OF COLUMBIA )

On this 27 day of September, 1926, before me, a Notary Public, personally appeared W. C. Deming, known to me to be the person named in and who subscribed the foregoing instrument, and acknowledged to me that he subscribed said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

My commission expires January 14, 1930.

John T. Doyle  
Notary Public  
District of Columbia.

John T. Doyle  
Notary Public.

STATE OF COLORADO )  
                          ) ss.  
COUNTY OF PUEBLO )

On this 30 day of September, 1926, before me, a Notary Public in and for the County and State aforesaid personally appeared E. J. Kelley, administrator of the estate of A. D. Kelley, deceased, and acknowledged to me that he subscribed the foregoing instrument as such administrator as his free and voluntary act and deed, having been duly authorized by the District Court, First Judicial District, Laramie County, Wyoming,

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year in this certificate first above written.

My commission expires April 25-1929.

Anna L. Cann  
Notary Public  
Pueblo County,  
Colorado.

Anna L. Cann  
Notary Public.

\*\*\*\*\*