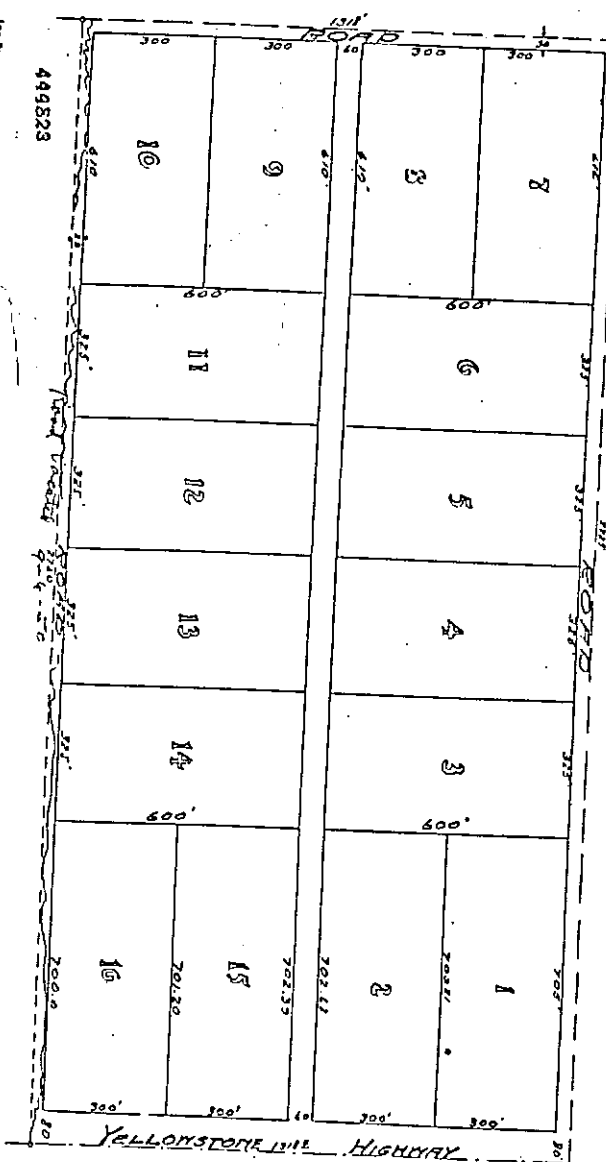




First American Title™

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.



SUNSET TRACTS
 A SUBDIVISION OF
 THE SE 1/4 SECTION 12,
 T14 N., R67 W.,
 Laramie County, Wyoming
 State 19200 April 1946

The Public of Wyoming
 State of Wyoming
 The Governor
 The Secretary of State
 The State Engineer
 The State Auditor
 The State Controller
 The State Treasurer
 The State Tax Commissioner
 The State Game and Fish Commissioner
 The State Forestry Commissioner
 The State Highway Commissioner
 The State Board of Education
 The State Board of Health
 The State Board of Agriculture
 The State Board of Labor Relations
 The State Board of Pardons and Parole
 The State Board of Prisoners
 The State Board of Veterans' Affairs
 The State Board of Civil Service
 The State Board of Equalization
 The State Board of Elections
 The State Board of Examiners
 The State Board of Fire Commissioners
 The State Board of Fire Marshals
 The State Board of Fire Underwriters
 The State Board of Health Officers
 The State Board of Health Practitioners
 The State Board of Health Visitors
 The State Board of Health Workers
 The State Board of Health Assistants
 The State Board of Health Clerks
 The State Board of Health Stenographers
 The State Board of Health Typewriters
 The State Board of Health Janitors
 The State Board of Health Cooks
 The State Board of Health Bakers
 The State Board of Health Butchers
 The State Board of Health Grocers
 The State Board of Health Druggists
 The State Board of Health Apothecaries
 The State Board of Health Chemists
 The State Board of Health Pharmacists
 The State Board of Health Opticians
 The State Board of Health Dentists
 The State Board of Health Physicians
 The State Board of Health Surgeons
 The State Board of Health Veterinarians
 The State Board of Health Attorneys
 The State Board of Health Clergy
 The State Board of Health Ministers
 The State Board of Health Priests
 The State Board of Health Rabbis
 The State Board of Health Imams
 The State Board of Health Pastors
 The State Board of Health Preachers
 The State Board of Health Teachers
 The State Board of Health Professors
 The State Board of Health Scientists
 The State Board of Health Artists
 The State Board of Health Musicians
 The State Board of Health Actors
 The State Board of Health Dancers
 The State Board of Health Singers
 The State Board of Health Writers
 The State Board of Health Journalists
 The State Board of Health Publicists
 The State Board of Health Librarians
 The State Board of Health Archivists
 The State Board of Health Curators
 The State Board of Health Archivists
 The State Board of Health Librarians
 The State Board of Health Archivists
 The State Board of Health Curators

ENGINEER'S CERTIFICATE

State of Wyoming
 County of Laramie
 I, the undersigned, Engineer, Wyoming hereby certify that the plat here made from notes taken during an actual survey made during the month of April 1946, that stakes were set of all four corners and that the land embraced therein is all of the SE 1/4 Section 12, T14 N., R67 W., G3597 Wyoming Regulation No. 19.

T. H. Johnson

DEDICATION

Now all men by these presents that Edward H. Coley and Frances L. Coley, owners in fee simple of the land embraced in this plat and description of SUNSET TRACTS do hereby declare this subdivision of the within described lands to be their free act and deed and in accordance with their desire and do hereby dedicate to the use of the public forever all of the roads shown hereon.

Witness my hand and seal this 12th day of April 1946.

Edward H. Coley
 Frances L. Coley

ACKNOWLEDGEMENT

State of Wyoming
 County of Laramie
 I, the undersigned, Clerk of the County of Laramie, do hereby certify that on this 12th day of April 1946, before me, Edward H. Coley and Frances L. Coley, personally appeared and acknowledged said instrument to be their free act and deed and in accordance with their desires and to the purpose therein mentioned.

I, the undersigned, have hereunto set my hand and affixed the seal of my office this day and year first above written.

Notary Public
 Fred C. [Name]

RECORDED MAY 1, 1946 AT 2:30 O'CLOCK P.M.

RECEPTION NO. 445270 L.R. GOPP, RECORDER

Edward H. Caley.	*	DECLARATION OF PROTECTIVE
	*	COVENANTS
to	*	
	*	
The Public	*	

Recites:

KNOW ALL MEN BY THESE PRESENTS that I, Edward H. Caley of Cheyenne, Laramie County, Wyoming, being the present owner of numerous tracts in Sun Set Tracts being a subdivision of N $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 1, Township 14 north, Range 67 west of the 6th P.M. in Laramie County, Wyoming, do hereby covenant and agree that all of said tracts now owned by me are held subject to and with the benefit of all the restrictions, conditions, covenants, charges and agreements contained in the within DECLARATION OF PROTECTIVE COVENANTS and I do further covenant and agree that any subsequent grants of any of the said tracts now owned by me shall be subject to the following covenants and restrictions:

- (a) No noxious or offensive trade, or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a annoyance or nuisance of the neighborhood.
- (b) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract 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.
- (c) No dwelling costing less than 5000 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story, open porches, and garage shall be not less than 720 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.
- (d) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them.
- (e) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any or the covenants herein it shall be lawful for any other person or persons owning any real property situate in said developments or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other cues for such violation.
- (f) Invalidation of any one of these covenants 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 1st day of May, A. D. 1946.

Signed Edward V. Caley

Acknowledged May 1, 1946, before O. D. Wallick, Notary Public, Laramie County, Wyoming. (Notarial Seal) Commission Expires September 20, 1946.

***** /s/

O. D. Wallick

Notary Seal

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).



- I. Covenants, conditions and restrictions as set out in the Declaration of Protective Covenants, which contain no forfeiture or reverter clause as recorded May 1, 1949 in Book 415, Page 733, Records of Laramie County, Wyoming, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).

8590 Sunset Dr.
Printed from master ~~8590 Sunset Dr.~~

March 17, 2013

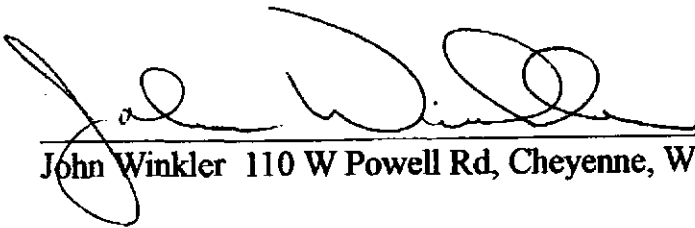
RECORDED 3/26/2013 AT 12:39 PM REC# 611922 BK# 2328 PG# 134
TEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 5

TO THE GENERAL PUBLIC:

This letter is attached to and made a part of the documents pertaining to W Powell Road, Sunset Tracts ; Tract 3, Plus (0.224 AC) The South 30' (BK 1179 PG 206) of Vacated West Wrangler RD Adjacent to the North Line of TR 3, Land 4.70 Acres. 204,732 Vacant Land- Residential Vacant- Out of City Limits-Platted.

The Documents are labeled A, B, C, and D.

I, John Winkler, on behalf of named residents on page A, present the above listed documents to Laramie County, WY for recording.


John Winkler 110 W Powell Rd, Cheyenne, WY 82009

State of Wyo

ss

County of Laramie

The foregoing instrument was
acknowledged before me by John Winkler
this 26th day of March, 2013

Witness my hand and official seal



Rhonda Heckman,
Notary Public

March 17, 2013

TO WHOM IT MAY CONCERN:

The owners of properties located on W. Powell Rd, Cheyenne, WY do hereby request by their signatures below, that any and all person or persons who purchase the property located on W. Powell Rd, which at this time has no address, (it is attached to the property of 8306 Yellowstone Rd, Cheyenne, WY)to be held accountable to any damages to the W. Powell Rd caused by any contractors hired by the purchaser of the property . The road is a non maintainable County Road and we the residents are requesting that the road be in the same condition after any usage by the purchaser or any contractors, to be as it was before any usage by the new purchaser or contractors hired by the new purchaser. We also request that the new purchaser abides by the Covenants of Sunset Tracts as stated in the Recorded Declaration of Protective Covenants, Dated May 1, 1946, Book 415.

Johna Donna Winkler 110 W Powell Rd

Debra K. Miller, 408 W. Powell Rd

[Signature] 200 W. Powell Rd.

Carlson & Larson 111 W Powell Rd

Jean M. Wheeler 311 W. Powell Rd

David Brown 409 W Powell Rd.

B

BOOK 415

733

RECORDED MAY 1, 1946 AT 2:30 O'CLOCK P.M.

RECEPTION NO. 445270 L.R. GOPP, RECORDER

First American Title	# of pages	2
	From	Lois
	To	Just Over Site
	Dept.	638-0219

Edward H. Galey. * DECLARATION OF PROTECTIVE
 * COVENANTS
 co *
 *
 The Public *

Recites:

KNOW ALL MEN BY THESE PRESENTS that I, Edward H. Galey of Cheyenne, Laramie County, Wyoming, being the present owner of numerous tracts in Sun Set Tracts being a subdivision of N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 1, Township 14 north, Range 67 west of the 6th P.M. in Laramie County, Wyoming, do hereby covenant and agree that all of said tracts now owned by me are held subject to and with the benefit of all the restrictions, conditions, covenants, charges and agreements contained in the within DECLARATION OF PROTECTIVE COVENANTS and I do further covenant and agree that any subsequent grants of any of the said tracts now owned by me shall be subject to the following covenants and restrictions:

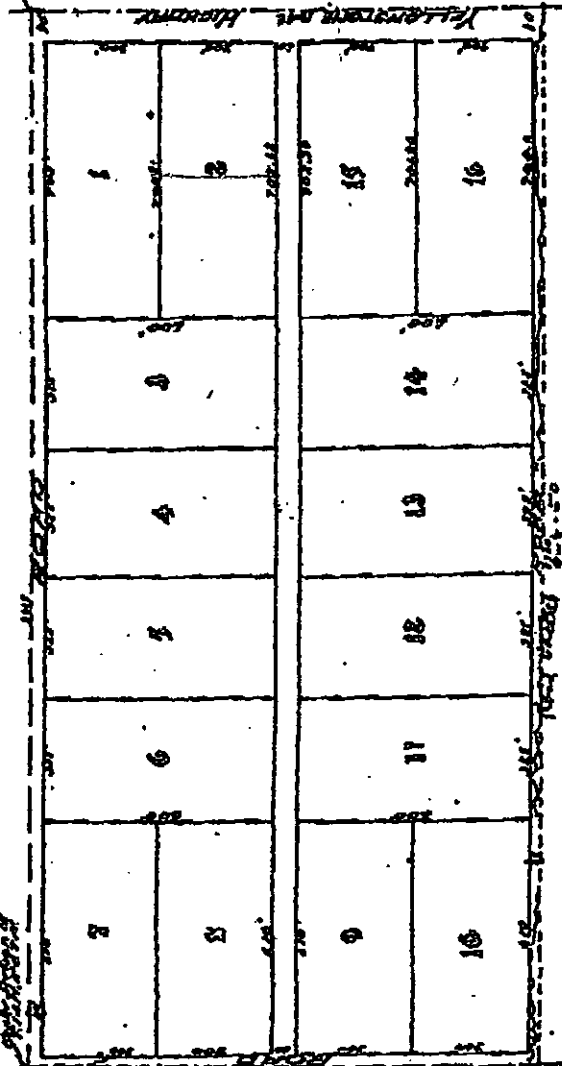
- (a) No noxious or offensive trade, or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a annoyance or nuisance to the neighborhood.
- (b) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (c) No dwelling costing less than 5000 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story, open porches, and garage shall be not less than 720 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.
- (d) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them.
- (e) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situate in said developments or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other cues for such violation.
- (f) Invalidation of any one of these covenants 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 1st day of May, A. D. 1946.

Signed Edward V. Galey

Acknowledged May 1, 1946, before O. D. Wallick, Notary Public, Laramie County, Wyoming. (Notarial Seal) Commission Expires September 20, 1946.

***** /s/ _____
 O. D. Wallick
 Notary Seal



440828

The State of New York
 Department of State
 Albany, New York

SUNSET TRACTS
 A SUBDIVISION OF
 TIA SE 4 SECTION 12,
 T. 14 N., R. 67 W.,
 Lorraine County, New York
 Sub No. 200 of 1982

ASSIGNMENT CERTIFICATE

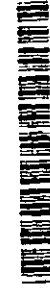
State of New York
 County of Lorraine
 I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that I have assigned the same to the persons named in the foregoing and that I have received the purchase money therefor in full.

RECITATION

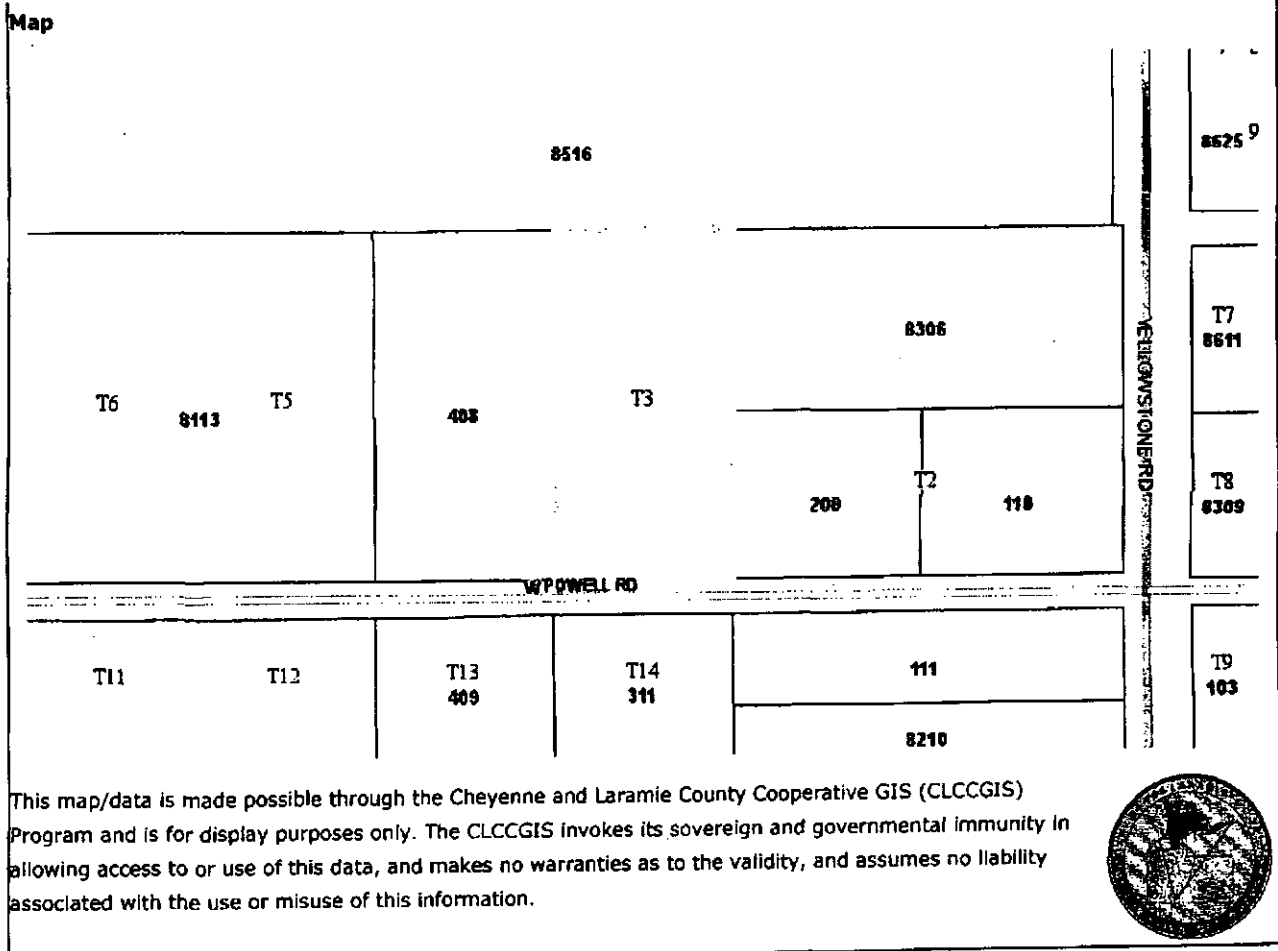
That the said parties to the above described instrument, being duly sworn, depose and say that they are the owners of the above described property and that they have assigned the same to the persons named in the foregoing and that they have received the purchase money therefor in full.

ACKNOWLEDGEMENT

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that I have assigned the same to the persons named in the foregoing and that I have received the purchase money therefor in full.



D



RECORDED 3/26/2013 AT 12:39 PM REC# 611922 BK# 2328 PG# 138
 DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 5 OF 5