ENGINEER'S CERTIFICATE

State of Wyoming
County of Laramie

I, T.M. Belford, of Cheyenne, Wyoming, hereby certify that this map of "Sunset Tracts, Second Filing," was made from notes taken during an actual survey made under my direction November 2, 1951, that it correctly represents the tracts as marked on the ground by iron pins set at true corners and that the land embraced in this subdivision is all of the SE1/4, Section 1, T 34N, R 67W, 6th P.M., except the east 10 feet and the south 40 feet (which is State Highway and County Road Right-of-way), respectively.

Wyo. Reg. No. 19

Engineer

SUNSET TRACTS
SECOND FILING
A SUBDIVISION OF
EASEA SECTION 1, T 34N, R 67W, 6th P.M.
LARAMIE COUNTY, WYOMING

Scale 1' = 200'  November, 1951

ACKNOWLEDGEMENT

State of Wyoming
County of Laramie

On this 27th day of November, 1951, before me, a Notary Public in and for the County of Laramie, personally appeared Edward H. Coats and Princess L. Coats, who were known to me to be the individuals described in and who executed the within and foregoing dedication and acknowledgement signed instrument to be their true and voluntary act and deed.

In witness whereof I have hereunto set my hand and affixed the seal of my office this day and year first above mentioned.

[Signature]
Notary Public

DEEDATION

Now all these three presents that Edward H. Coats and Princess L. Coats, owners in fee simple of the land embraced in this plat and description of SUNSET TRACTS, SECOND FILING do hereby declare the subdivision of the within described land as appears on this plat to be their free and voluntary act and deed and in accordance with their desires and do hereby dedicate to the use of the public forever all roads shown hereon.

[Signature]
Edward H. Coats

[Signature]
Princess L. Coats

[Signature]
Engineer
DECLARATION OF PROTECTIVE COVENANTS

Dated October 20, 1952

George L. Cropper and
Edward R. Caldwell

The Public

KNOW ALL MEN BY THESE PRESENTS THAT WE, George L. Cropper and Edward E. Caldwell of Cheyenne, Laramie County, Wyoming, being the present owners of numerous tracts in Sun Set Tracts, Second Filing, East Half of the Southwest Quarter (E1SW1) 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 the said tracts now owned by us 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 we 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 an annoyance or Nuisance to the neighborhood.

(b) DELETED

(c) 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.

(d) No dwelling costing less than $7,500 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 not be 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.

(e) These covenants are to run with the land and shall be binding on all the parties and persons claiming under them.

(f) 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 situated in said development or subdivision to prosecute any proceedings 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 dues for such violation.

(g) Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
CONTINUED:

SIGNED:

George L. Cropper

Edward R. Caldwell

Witness

Witness

Subscribed and sworn before me on October 20, 1952, before me personally appeared George L. Cropper and Edward R. Caldwell.

NOTARIAL SEAL AFFIXED

My Commission expires: August 16, 1954 (s) H. M. Hauser

Notary
RELEASE OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that Edward R. Caldwell, Maribel
Caldwell, Francis W. Fitch, Eva M. Fitch, Jack L. Langley, Nancy
Langley, Claire J. Bott, Mary Bott, George W. Gifford and Florence A
Gifford, being the record owners of or claiming an interest in, or
having had an interest in and to portions of the following described
real estate,

Tracts 3, 6, 7, and 8, Sunset Tracts, Second Filing,
being a subdivision of the E1/2 SE1/2 of Section 1,
Township 14 North, Range 67 West, 6 P.M., Laramie
County, Wyoming,

in consideration of the mutual agreements to execute the within Release
and the execution of the same by the parties hereto, do hereby execute
this Release to the Public and by these presents do hereby release any
and all persons who may acquire or may claim an interest in and to
said real estate, from the legal effect and consequences of Paragraph
(b) of a certain "Declaration of Protective Covenants" filed for record
October 20, 1952, in Book 743, Page 472 of the records of the County
Clerk, Laramie County, Wyoming, said Paragraph (b) being as follows:

No persons of any race other than the Caucasian race shall
use or occupy any building or any lot, except that this
shall be subject to occupancy by domestic servants of
a different race domiciled with an owner or tenant.

It is the express intention of the parties hereto that all of the
rest and remainder of the restrictions contained in said Declaration of
Protective Covenants, with the exception of said Paragraph (b) therein,
shall be and remain in full force and effect.

In addition, the above named owners or prior owners do hereby release
and discharge to any and all persons who may acquire or who may claim
an interest in and to said real estate, from the legal effect and con-
sequences of any covenant prohibiting the occupation of the premises
RELEASING OR PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that Edward P. Caldwell, Martha
Caldwell, William P. Hitch, Clara Hitch, Jack W. Myers, and
Claude J. Bott, Mary Bott, George Pollard, and Florence
Caldwell, being the record owners or owner claiming an interest
prior thereto, do hereby release, sell, release, and
sell, release, and set free

Tracts 5, 6, 7, and 8, Sunset Tracts, Second P.M.,
being a subdivision of the E. S.H. 31, Section 1,
Township 14 North, Range 67 West, 6 P.M., Laramie
County, Wyoming,

in consideration of the mutual agreements to execute the within Release
and in consideration of the same by the parties heretofore released, execute
his Release to the Public and by these presents to hereby release any
and all persons who may acquire or may claim an interest in and to
said real estate, from the legal effect and consequences of Paragraph
(6) of a certain "Declaration of Protective Covenants" filed for record
October 20, 1952, in Book 573, Page 4/7 of the records of the county
Clerk, Laramie County, Wyoming, said Paragraph (6) being as follows:

No persons of any race other than the Caucasian race shall
use or occupy any building or any lot, except that this
restriction shall not prevent occupancy by domestic servants
of a different race domiciled with an owner or tenant:

It is the express intention of the parties hereto that all of the
rest and remainder of the restrictions contained in said Declaration of
Protective Covenants with the exception of said Paragraph (6) thereto
shall be and remain in full force and effect.

In addition, the above named owners or prior owners do hereby release
and discharge to any and all persons any and all interest in
the legal effect and consequences of any covenant prohibiting the occupation of the premises

by persons of any race other than the Caucasian race. 
On this 15th day of May, 1907 before me, the undersigned, a notary public in and for the county of Converse, in the State of Wyoming, personally appeared Edward R. Caldwell and Edith Caldwell, and acknowledged to me the free execution of a certain instrument of writing to wit: a conveyance by and between the parties hereto of the premises described and known as 'or the portion of the claimant, under a certain agreement.

Edward R. Caldwell
Edith Caldwell

Witness:
Francis W. Fitch

Witness:
Eva M. Fitch

Witness:
John C. Langley
Henry C. Langley

Witness:
H. J. Doherty

Witness:
Mary Bott

Witness:
George W. Clifford

Witness:
Florence A. Clifford

Notary Public

State of Wyoming
County of Converse

I, the said notary public, do hereby subscribe my name and affix my official seal to this instrument in accordance with the laws of said State of Wyoming.

[Signature]
KNOW ALL MEN BY THESE PRESENTS, that Edward P. Caldwell, Edith E. Fitch, Francis J. Fitch, Eva M. Fitch, Mary E. Fitch, and Charles W. Fitch, the several and several owners of the following real estate:

Tracts 5, 6, 7, and 8, Sunset Estate, Second Addition, being a subdivision of the Plats of Section 1, Township 14 North, Range 47 West of the P.M. Laramie County, Wyoming,

in consideration of the mutual agreements to execute the within Release and Free of Covenants, do hereby voluntarily and absolutely release and forever discharge, and forever quit all right, title, and interest in and to said real estate from the legal effect and consequences of Paragraph 10 of a certain "Declaration of Protective Covenants" filed for record October 20, 1922, in Book 33, Page 479 of the records of the County Clerk, Laramie County, Wyoming, said Paragraph 10 being as follows:

"No person of any race other than the Caucasian race shall use or occupy any building or any lot, except that this shall not prevent occupancy by domestic servants of different race domiciled with an owner or tenant."

It is the express intention of the parties hereto that all of the and remainder of the restrictions contained in said Declaration of Protective Covenants, with the exception of said Paragraph 10, therein shall be and remain in full force and effect.

In addition, the above-named owners or their assigns discharge to any and all persons, trustees, successors, or assignees of any and all persons, who may acquire an interest in said real estate pursuant to said Declaration of Protective Covenants, all right, title, and interest.