WARRANTY DEED WITH RESERVE OF ESTATE

R. P. McCann and Anna L. McCann, husband and wife

Grantor:

Cheyenne, Laramie County, and State of Wyoming, for and in consideration of other valuable consideration and

Ten dollars and 00/100 dollars in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO .U. Irving Ovsey and

Betty C. Ovsey, husband and wife,

Grantee:

Cheyenne, Laramie County and State of Wyoming.

The following described real estate, situated in:

Laramie County and State of Wyoming, being a certain and specified piece, parcel, and share of land, real property and interest therein, to wit:

All that part of the West half of Section 34, Township 14 North, Range 66 East of the 6th P. M. except land subject to a right-of-way 40 feet in width on the West side thereof and subject to a right of way 25 feet in width on the South side thereof for road purposes, and also subject to the following restrictions as to the improvement and use of said property which shall apply to the premises covered by this deed and other property lying adjacent thereto which belongs to said grantees or to other grantees, who have purchased from the grantees herein, to wit: Neither said grantees nor said grantees, nor the heirs, executors, administrators, or assigns of either, shall construct any residence building upon said premises or any of these shall construct any residence building upon said premises facing Lincoln Highway which contains less than five rooms, and such building shall be modern throughout in its construction, and shall be constructed in a good and workmanlike manner, and none of the said premises herein referred to or described to be used for a gravel pit or hog lot or hog ranch or junk yard or any other business or use which may be detrimental to the use of said premises or any part thereof for residence purposes, provided, however, that these restrictions shall not prevent any part of the premises mentioned or referred to therein from keeping poultry on the premises affected by these restrictions and limitations.

The property hereby conveyed is limited to that portion of the above described tract which lies South of the Lincoln Highway.

Witness their hands on the 21st day of December, 1940.

Signed, sealed and delivered in presence of

[Signatures]

The State of Wyoming,

County of Laramie,

On this 21st day of December, 1940, before me personally appeared

R. P. McCann and Anna L. McCann, husband and wife,

to me known to be the persons 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 with having been by me first fully apprised of her right and the effect of signing and acknowledging the said instrument.

[Notary Public]

[Seal]

This 21st day of December, A.D. 1940.