

162/171

DOWLER SUBDIVISION
ADDY. #3

RECORDED June 23 1956 AT 3:00 P.M. IN BOOK 162 OF Deeds PAGE 171
No. 784237 CARL THOMASON COUNTY CLERK

171

MAP OF
DOWLER NO. 3 SUBDIVISION
A PART OF THE SE 1/4 SW 1/4 SECTION 13,
PARTS OF NW 1/4 SE 1/4, NW 1/4 NW 1/4, SW 1/4 NW 1/4, SE 1/4 NW 1/4,
NW 1/4 SW 1/4, ALL OF NE 1/4 NW 1/4 SECTION 24,
PARTS OF SE 1/4 NE 1/4 AND NE 1/4 SE 1/4,
SECTION 23, T. 33 N., R. 80 W. OF THE 6th P.M.
NATRONA COUNTY, WYOMING
SCALE 1"=200'

DEDICATION

STATE OF WYOMING
County of Natrona

This is to certify that the above named subdivision of that part of the SE 1/4 SW 1/4 Section 13, parts of NW 1/4 SE 1/4, NW 1/4 NW 1/4, SW 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 SW 1/4, all of NE 1/4 NW 1/4, parts of SE 1/4 NE 1/4 and NE 1/4 SE 1/4, Section 23, T. 33 N., R. 80 W. of the 6th Principal Meridian, and in Natrona County, Wyoming, as appears on this plat as Tracts numbered consecutively from 21 to 56, both inclusive, and designated as DOWLER NO. 3 SUBDIVISION is with the free consent and in accordance with the desire of the undersigned owners and promoters that lands shown on the annexed plat are hereby dedicated to the public use; that the owners and promoters hereby release and waive all rights under and by virtue of the Homestead exemption laws of the State of Wyoming in the parts thus dedicated to public use. Provided however that all mineral and mineral rights in the lands so dedicated to public use are reserved by the undersigned owners, their heirs, representatives and assigns.

Witness:
Arthur J. Dowler Arthur J. Dowler
Mabelle E. Dowler Mabelle E. Dowler

On this 12 day of May, 1956, before me personally appeared Arthur J. Dowler and Mabelle E. Dowler, husband and wife, known to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

Alvin S. Hudson
Notary Public

My commission expires January 9, 1960



SURVEYOR'S CERTIFICATE

STATE OF WYOMING
County of Natrona

This is to certify that this subdivision designated DOWLER NO. 3 SUBDIVISION, comprising parts of the SE 1/4 SW 1/4 Section 13, parts of NW 1/4 SE 1/4, NW 1/4 NW 1/4, SW 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 SW 1/4, all of NE 1/4 NW 1/4, parts of SE 1/4 NE 1/4 and NE 1/4 SE 1/4, Section 23, T. 33 N., R. 80 W. of the 6th Principal Meridian, and in Natrona County, Wyoming; that this survey was made by me from December 1955, to May 1956, at the request of Arthur J. Dowler and Mabelle E. Dowler; that this plat shows the Subdivision thereof into Tracts numbered consecutively from 21 to 56, both inclusive; that tract corners are marked by iron pipes; that all bearings, angles and distances as shown on the plat are true to the best of my knowledge and belief.

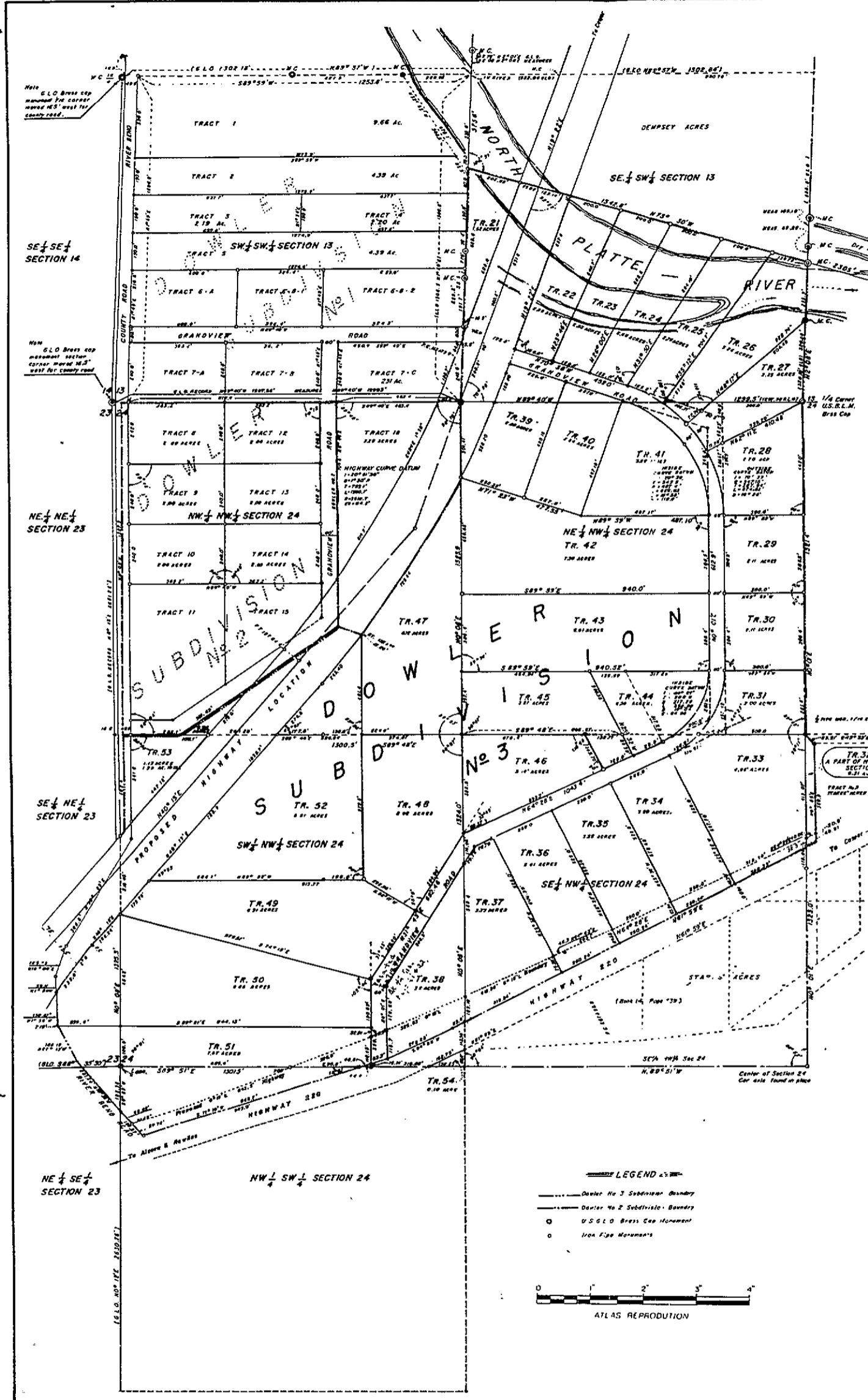
Registration No. 144
Elmer H. Johnson
Elmer H. Johnson, Surveyor

Subscribed in my presence and sworn to before me on this 12 day of May 1956
My commission expires January 9, 1960
Alvin S. Hudson
Notary Public

This is to certify that I have inspected and approved this plat
Albert M. Jewell
Albert M. Jewell, County Surveyor

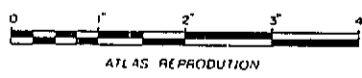
APPROVED This 23 day of June 1956 by the Board of County Commissioners
Fremont Smith
Fremont Smith, Chairman

Attest: Carl Thomason Clerk
Carl Thomason, Clerk
by Annina McCurdy, Deputy



LEGEND

- Dowler No 3 Subdivision Boundary
- Dowler No 2 Subdivision Boundary
- U.S.G.L.O. Brass Cap Monument
- Iron Pipe Monuments



ATLAS REPRODUCTION

Recorded Oct. 25, 1974 at 4:40 O'Clock P.M.
In Book 163 of AC&L Page 505
No. 162036

John J. Tobin
County Clerk

Agreement Covenants

This agreement made and entered into this 23rd day of October, 1974, by and between William W. Everly, Sr. and Patricia A. Everly, husband and wife, of Casper, Natrona County, Wyoming, hereinafter designated as the Lessors; and James T. Woodley and Evangeline C. Woodley, husband and wife, of Casper, Natrona County, Wyoming, hereinafter designated as the Lessees.

Lease agreement pertaining to the south 160 feet of Tract #34 of Dowler Subdivision #3 with one 40ft. X 80ft. steel span building on premises, situated in Natrona County, Wyoming.

Lessor agrees to pay all general property taxes for the period of the lease but reserves the right to assess the lessee for any increases in taxes by increasing the rental for the said amount.

Lessor will carry fire and extended coverage insurance only on the building which has been erected on the property. The lessee shall assume the responsibility for his own insurance on the contents and for general liability insurance including a hold harmless provision. Should the costs of the lessor's insurance be increased, these increases will be assumed by the lessee in the form of increased rental to cover the said amount.

The lessor is furnishing 4800 sq. ft. of area inside the building, with rough carpentry completed for the lessee to finish as desired. Such improvements shall be done at the lessee's own cost and expense and such improvements and repairs shall be deemed fixtures attached to the premises and shall not be removed in case of forfeiture nor at the termination of the lease. The lessee also agrees they will not cause or permit any liens to be filed against said property for any improvements which they may make to the same and any person furnishing labor or materials in connection with such improvements shall do so at his own risk and shall not be entitled to a mechanic's lien against said property if the lessee fails to pay them for such work and labor and materials furnished. Lessor will furnish well water for toilet facilities but no provision for drinking water is available from the lessors. The lessor agrees to install at 200 amp. electrical panel and a total of six flourescent tube lights in the three warehouse area bays. Lessor will install a forced air furnace heating system for the show rooms and office area. Lessor will have natural gas service install- into the building upon signing of this agreement and at the expedience of the Northern Utilities, Co.

The Lessee will be responsible for all of his own utility expenses. The lessee will be responsible for any landscaping, parking area surfacing, or ground work he may desire. Lessee must take care of his own general requirements such as snow removal and yard care. The lessee agrees to line the walls of the walls of the two center bays of the building in order to protect the insulation.

Compilments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



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).

The period of this agreement will be for five years, from November 1, 1974 to November 1, 1979. Two five year options (Ten year extension of original lease agreement) with escalation clauses for taxes and insurance will be granted upon renegotiation of monthly lease fee agreement.

The lessor does hearby grant to the lessee, the first option to purchase the plot of ground incorporated in this lease agreement, should the lessor decide to sell the property.

In witness whereof, this agreement has been executed in triplicate by the respective parties, the day and year first above.

William W. Everly (Seal)

Patricia A. Everly (Seal)

James T. Woodley (Seal)

Evangeline Woodley (Seal)

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



State of Wyoming)
) SS.
County of Natrona)

Subscribed and sworn to before me by William W. Everly, Sr. and Patricia A. Everly, James T. Woodley & Evangeline Woodley this 23th day of October, 1974.

Brenda J. Dunn, Notary Public

My commission expires:

Sept. 15, 1977

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).