GRAND VIEW ACRES LAND DIVISION
LAND USE RESTRICTIONS / EASEMENTS & COVENANTS

The following conditions, limitations, and restrictions shall govern the maintenance and use of the land in Grand View Acres Land Division as more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

(A) Garbage or trash from the household use shall not be permitted to so accumulate as to become unsightly or a nuisance but shall be removed from the property with reasonable promptness and in a manner consonant with good sanitation practices.

(B) No conditions which constitute or create a nuisance, eyesore, or an unreasonable annoyance to other property owners in the subdivision shall be created or permitted to exist.

(C) No trailer, motor home, or mobile home shall be permitted on any of the lots or tracts in the subdivision for dwelling purposes. All motor vehicles must be currently licensed by the owner of record and/or tenant only, and storage of other person's property or unlicensed vehicles is prohibited.

(D) All dwellings shall be of new construction and no re-located dwelling houses shall be permitted in the land division.

(E) All dwellings erected on the subdivision's property shall have a minimum of 1,200 square feet.

(F) No building or construction shall be erected or permitted to remain on any lot less than 50 feet from the front lot line, 50 feet from side lot lines, or 50 feet from the rear lot line.

(G) There shall only be permitted one dwelling house per lot.

(H) Raising or confinement of cattle, sheep, and horses shall be allowed. No poultry, swine, or other commercial livestock and/or exotic animals shall be allowed on the property.

(I) All server systems on the said lots or tracts shall be subject to Natrona County and State of Wyoming rules, regulations, and laws.

(J) The lots or tracts cannot be divided, and stay in their original 40 acre size.
(K) **Covenants/Easements/Restrictions to run with land:** This declaration and the provisions, easements, and restrictions hereof shall constitute covenants running with the land, or equitable servitude, as the case may be, shall be binding upon and shall inure to the benefit of developer, all parties who hereafter acquire any interests in a lot or tract, and their respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. Each owner of record or occupant of a lot shall comply with, and all interests in all lots shall be subject to the terms of this declaration and the provisions of any rules, regulations, agreements, instruments, and determinations contemplated by this declaration. By acquiring any interests in a lot the party acquiring such interests consents to and agrees to be bound by each and every provision of this declaration.

Dated this 6th day of June, 1997

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**GRAND VIEW ACRES LAND DIVISION**

by: ____________  by: ____________

Johnnie W. Phillips  Goldie L. Phillips

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**STATE OF Wyoming**  ss.

**COUNTY OF Natrona**  ss.

The foregoing instrument was acknowledged before me by Johnnie W. Phillips and Goldie L. Phillips this 6th day of June, 1997.

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[Signature]

Notary Public

My commission expires:

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\( \frac{2}{3} \text{ of } 597016 \)
ACCESS ROAD & UTILITY EASEMENT
(ROCKY RIDGE ROAD)

All that part of the east half of Section 32, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming lying between parallel right of way lines 50 feet apart, being 25 feet on each side when measured at right angles t to the following described centerline:

Beginning at a point in said Section 32 and on the north right of way line of State Highway 220 which bears North 89°43'07" East a distance of 1437.47 feet, thence North 32°49'55" East a distance of 58.88 feet from the south quarter corner of said Section 32, thence North 57°10'05" West a distance of 335.59 feet, thence North 24°36'47" West a distance of 126.64 feet, thence North 7°46'57" East a distance of 1181.03 feet, thence North 6°03'16" East a distance of 339.34 feet, thence North 11°11'38" East a distance of 263.39 feet, thence North 3°51'40" East a distance of 403.48 feet, thence North 6°55'05" West a distance of 354.18 feet, thence North 15°30'02" West a distance of 245.09 feet, thence North 15°05'05" West a distance of 379.38 feet, thence North 18°26'44" West a distance of 338.95 feet, thence North 11°31'19" West a distance of 500.55 feet, thence North 12°51'40" West a distance of 1018.15 feet to a point on the north line of said Section 32 which bears North 89°58'03" East a distance of 764.04 feet from the north quarter corner of said Section 32.

Said easement contains 6.299 acres more or less.
WARRANTY DEED WITH RELEASE OF HOMESTEAD

Walter O. Vanhorn and Anna May Vanhorn, husband and wife

State of Wyoming, County of Natrona

In consideration of the sum of One Dollar and other good and valuable consideration, the said Walter O. Vanhorn and Anna May Vanhorn, husband and wife, do hereby convey and warrant to Alice T. Tobe

greater, of

the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

East One-half Southeast One-quarter (E 36 4-56) Section Thirty-one (31);
South One-half (S1); Northeast One-quarter (NE 4-56); East One-half of Northwest One-quarter (E 36 4-56) Section Thirty-two (32) all in Township Thirty-three (33) North Range Eighty (80) West of the 6th P. M., containing 46 acres more or less, reserving unto the Grantors all Bentonite on or under said described premises, and the right to mine and or remove and improve said Bentonite claims and to do and perform any and all assessment work in connection with said Bentonite or Bentonite mining or stripping without selecting by Grantor or her successors, or assigns. Reserving unto the Grantors, also, the right to the use of the present roadway or drive way in connection with the removing of Bentonite and the assessment work or improving Bentonite claims.

WITNESS: Out hand 8 this 12th day of June, 1952

Walter O. Vanhorn

THE STATE OF WYOMING.
County of Natrona

On this 12th day of June, 1952, before me personally appeared

Walter O. Vanhorn and Anna May Vanhorn, husband and wife

me known to be the person 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 wife having been by me first duly advised of her right and the effect of signing and acknowledging the said instrument.

Glosse Under my hand and Notarial seal the day and year here-to witness, free above written.

My commission expires on the 2nd day of September, A.D. 1952.

Notary Public