WARRANTY DEED

PAGE T. JENKINS and ELIZABETH W. JENKINS, husband and wife, Grantors, of the County of Natrona, and State of Wyoming, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO DAVID A. SCOTT and HELEN M. SCOTT, as tenants in common, Grantees, of the County of Natrona and State of Wyoming, 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:

A parcel being a portion of Grand View Addition, a residential "A" zone to the City of Casper and located in the SW¼SE¼ and NW¼SE¼, Section 17, T. 33 N., R. 79 W., of the 6th Principal Meridian, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the southwesterly corner of the parcel being described, said corner and point being located at S. 84°28' E., 419.80 feet from the center line corner of said Section 17; thence from said point of beginning, North 7°05' East, 94.70 feet to a point; thence North 35°41' East, 215.59 feet to a point; thence South 53°01' East, 235.00 feet to a point; thence South 13°42' East, 94.17 feet to a point; thence South 19°25' West, 198.53 feet to a point; thence North 62°30' West, 320.00 feet to the point of beginning and containing 2.027 acres, more or less, and all improvements thereon situate;

together with a perpetual easement for water line servicing said parcel which is more particularly described as follows:

A strip 30 feet in width across the NW¼SE¼ of said Section 17, for purposes of construction, operation and maintenance of a water supply line; said strip being 30 feet in width as measured 15 feet right and left of centerline is more particularly described as follows:

Beginning at a point in the southerly line of the foregoing described parcel, said point being located from the southwesterly corner thereof at S. 62°30' E., 106.0 feet; thence from said point of beginning and along the centerline of said strip, S. 42°34' W., 105.6 feet to a point; thence S. 43°22' W., 196.9 feet to a point; thence S. 47°00' W., 133.0 feet to a point; thence S. 68°21' W., 267.0 feet to the end of said strip and a point in the fence of the Casper Board of Public Utilities Booster Station, located in the NE¼SW¼ of said Section 17.

In addition to the foregoing, Grantors do hereby grant unto Grantees, which grant shall be a covenant running with the land, (a) the perpetual right of ingress and egress over and across Grantor's remaining lands in said Grand View Addition by motor vehicle along the crest of the hill from 25th Street in the City of Casper north to the parcel of ground herein conveyed to Grantees; and (b) the perpetual right to use for family residence purposes along with other users in said Grand View Addition.
Addition, the sewer line which is presently servicing the family residence situate upon the parcel of land herein conveyed to Grantees with the right to enter upon Grantors' remaining lands in said Grand View Addition for the purpose of operating and maintaining said sewer line, and other existing utility lines servicing said family residence.

WITNESS our hands this 2 day of January 1962.

[Signature]

[Signature]

STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 2 day of January 1962, by Page T. Jenkins and Elizabeth W. Jenkins.

Witness my hand and official seal.

[Signature]

NOTARY PUBLIC

My Commission Expires:

1/11/72
GRANDVIEW ADDITION BUILDING RESTRICTIONS

WHEREAS, PAGE T. JENKINS AND ELIZABETH W. JENKINS, husband and wife, as the owners of Lots 1 through 19, both inclusive, and DAVID A. SCOTT and HELEN M. SCOTT, husband and wife, as the owners of Lot 20, of Grandview Addition to the City of Casper, Natrona County, Wyoming, desire to establish for said lots in said addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each home owner, in consideration of his compliance with such requirements, shall be protected against violation thereof by any other home owner;

NOW, THEREFORE, in consideration of the premises, the undersigned Page T. Jenkins and Elizabeth W. Jenkins, husband and wife, and David A. Scott and Helen M. Scott, husband and wife, do hereby impose upon said Lots 1 through 20, both inclusive, in said Grandview Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one single-family dwelling and a private garage for not more than three cars.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

(d) No store, shop, repair shop, storage or repair garage, restaurant, dance hall, or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any lots within said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

(e) 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.

(f) No dwelling costing less than $30,000.00 as of July 1, 1969 shall be permitted on any lot.

(g) Yard fences may extend only from the rear of any lot to the rear of the house thereon, and there shall be no front yard fencing.
These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until July 1, 1979, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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 prevent him or them from so doing or to recover damages or other dues for such violation.

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.

Executed this 30th day of July, 1969.

[Signatures]

THE STATE OF WYOMING
COUNTY OF BattROMA

The foregoing instrument was acknowledged before me this 30th day of July, 1969 by Page T. Jenkins and Elizabeth W. Jenkins, husband and wife, and David A. Scott and Helen M. Scott, husband and wife.

Witness my hand and official seal.

[Notary Public]