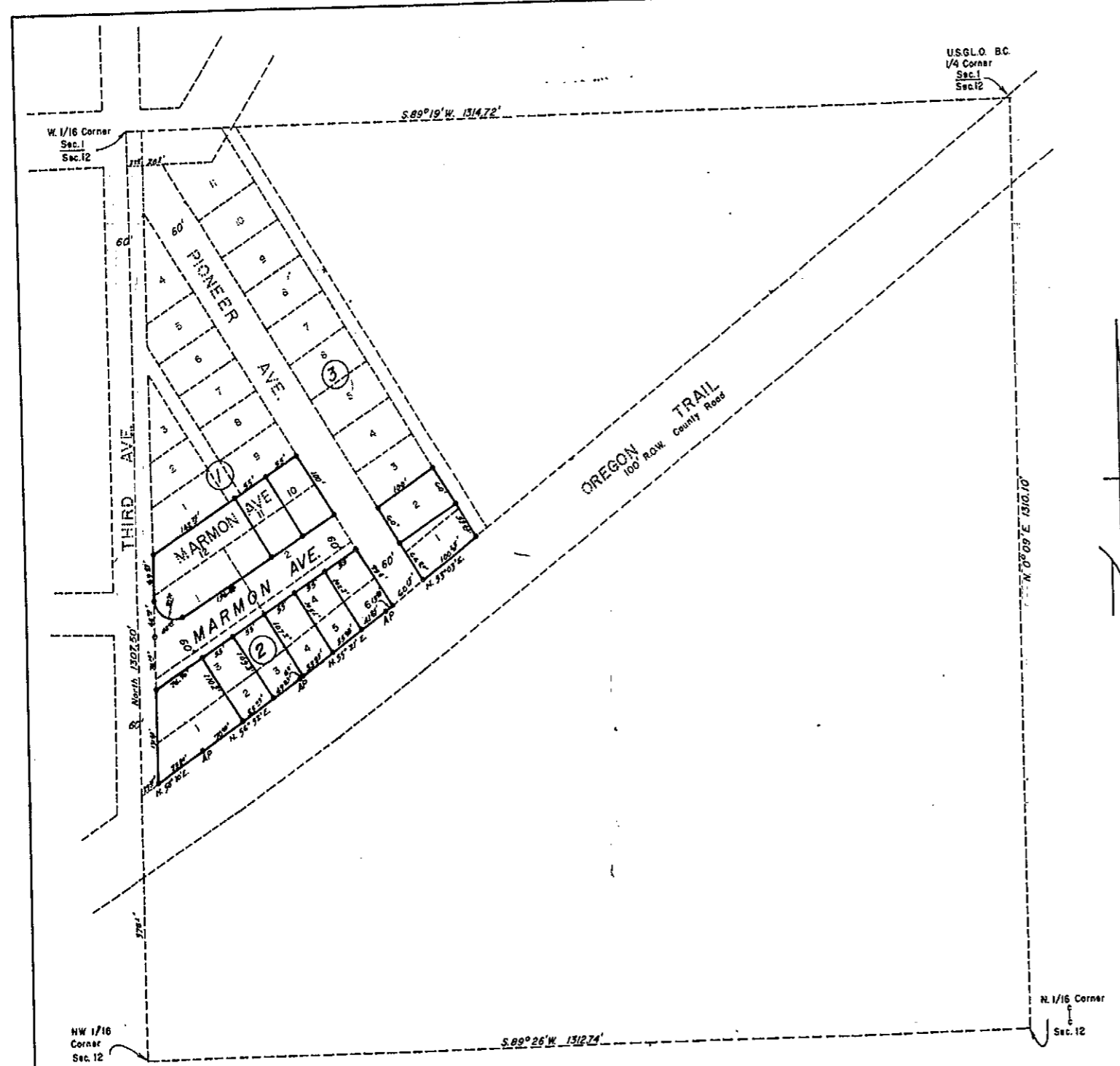


172 219 9-3-58

1295



854585
STATE OF WYOMING
COUNTY OF NATRONA
10:25 a.m. 3
8-12-58
172 Deeds 219
A SUBDIVISION OF A PORTION OF
NE 1/4 NW 1/4 Sec. 12, T. 33 N., R. 80 W.
Natrona County, Wyoming

CERTIFICATE OF DEDICATION

We, J.L. MASEK and DELLA MASEK, husband and wife do hereby certify:
That the foregoing resubdivision of BLOCKS 1 and 2 and 3 of "MASEK SUBDIVISION" in the NE 1/4 NW 1/4 of Section 12, T. 33 N., R. 80 W. of the 6th Principal Meridian, Natrona County, Wyoming, as it appears on this plat is with the free consent and in accordance with the desires of us the undersigned owners and proprietors of the affected lands.
That the name of said subdivision shall remain "MASEK SUBDIVISION"
That the streets and alleys shown on said plat are hereby dedicated to public use.
That we the undersigned owners and proprietors of said lands hereby waive all rights under and by virtue of the homestead laws of the State of Wyoming.

J.L. Masek
Husband
Della Masek
Wife

State of WYOMING, ss
County of NATRONA)
On this 3rd day of September, 1958, before me personally appeared J.L. MASEK and DELLA MASEK, 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 own free act and deed, including the release and waiver of the right of homestead.
Given under my hand and notarial seal the day and year in this certificate first above written.
My commission expires June 15, 1959
Marvin Spencer
NOTARY PUBLIC

CERTIFICATE of SURVEYOR

State of WYOMING, ss
County of NATRONA)
I, R.W. Steink, of Casper, Wyoming, hereby certify that during the month of August, 1958, the "MASEK SUBDIVISION", a subdivision of a portion of the NE 1/4 NW 1/4 of Section 12, T. 33 N., R. 80 W. of the 6th Principal Meridian as is more particularly set forth on this amended plat was surveyed by me. Each Lot and Block bears its respective number; all Lots, Blocks, Streets and Alleys are well and accurately staked off and marked; all dimensions being expressed in feet and decimal parts thereof.
Subscribed in my presence and sworn to before me this 2nd day of September, 1958
R.W. Steink
R.W. Steink Wyoming L.S. Reg. No. 237

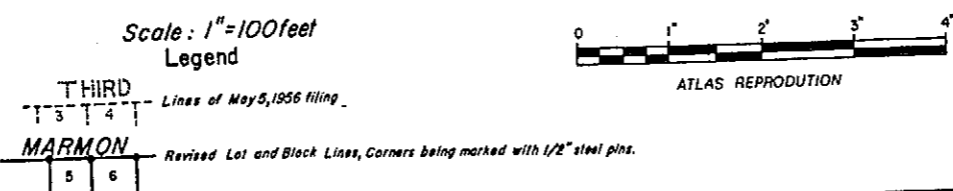
My commission expires July 12, 1962
Marvin Spencer
NOTARY PUBLIC

APPROVALS

Inspected and Approved:
Date 3rd Day of September 1958
R. W. Steink
COUNTY SURVEYOR

Approved:
Board of County Commissioners of Natrona County, Wyoming
by Resolution duly passed.
on the 3rd day of September, 1958
R. W. Steink
CHAIRMAN OF THE BOARD

Attest: L. K. Mansson
COUNTY CLERK My term of office expires May 5, 1958
Dated September 3, 1958



Recorded Nov. 8, 1957 at 4:20 p.m.
In Book 168 of Deeds, Page 551
No. 828377

Carl Thomason
County Clerk

WARRANTY DEED

Lawrence E. Middaugh, a single man, grantor, of Casper, Natrona County, 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 George Weber Rummel, a single man, of Casper, Natrona County, Wyoming the following described real estate situate in

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 1, and tracts
~~lots~~ 1, 2, 3 and 4, Block 2, Mountain View, Masek Subdivision,
Natrona County, Wyoming.

Provided, however, that the said George Weber Rummel for himself, his heirs and assigns, does by a real and express covenant agree as follows:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stores in height and a private garage for not more than two cars. All construction shall be new and no building shall be moved from any location outside the above described lots to any site therein.

2. DWELLING SIZE AND QUALITY. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches and garages, less than 800 square feet for a one story dwelling, nor less than 1200 square feet for a dwelling of more than one story. All dwellings shall be of a quality of workmanship and materials substantially or better than that which can be produced on the date these covenants are recorded.

3. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any nearer than 25 feet to the front lot line, or nearer than 5 feet to any side street line, except that on all lots abutting (collector and arterial streets) no building shall be located nearer than 25 and 25 feet respectively to the street property lines of said streets. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 3 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenants, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

4. FENCING. No fence shall project beyond the main front set back lines.

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (807) 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).

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Cantler 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).

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 40 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 4,000 square feet.

6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent shack garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, coring exploration operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in drilling for oil or gas shall be erected maintained and permitted upon any lot.

10. LIVESTOCK AND POULTRY. No livestock or poultry shall be kept or maintained on this property other than cats and dogs not bred commercially.

11. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 20 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

12. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

13. SEVERABILITY. 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.

This Warranty Deed is made and accepted by both Lawrence E. Middaugh and George Weber Rummel, the parties herein.

This transaction is such that Revenue Stamps are not required.

Witness our hands this 1st day of November, 1957.

Lawrence E. Middaugh
Lawrence E. Middaugh

George Weber Rummel
George Weber Rummel

STATE OF WYOMING)
)SS
COUNTY OF NATRONA)

On this 1st day of November, 1957, before me personally appeared Lawrence E. Middaugh and George Weber Rummel 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.

James W. Fagan
Notary Public

My commission expires: 11/22/59

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-6486



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).