

SECTION 32, T.33 N., R. 79 W. AND SECTION 6, T.32 N., R. 79 W., 6th P.M.

6 (SIX BAR C) RANCH ACRES
A SUBDIVISION IN THE SE 1/4 SW 1/4 SECTION 32, T. 33 N., R. 79 W., 6TH. P.M., NATRONA COUNTY, WYOMING
SCALE: 1" = 100'

CERTIFICATE OF DEDICATION

We, Joseph T. Carr and Gladys K. Carr, certify that they are the owners and proprietors of the foregoing subdivision a part of the SE 1/4 SW 1/4 Section 32, T. 33 N., R. 79 W., 6th P.M., Natrona County, Wyoming, which is more particularly described as follows:
Beginning at the southeast corner of the SE 1/4 SW 1/4 Section 32 thence S 89° 30' W, along the township line a distance of 1,329.7 feet to the southwest corner, thence N 0° 30' W, a distance of 1,322.6 feet to the northeast corner, thence along the north line N 89° 24' E, a distance of 747.71 feet to the east boundary of the Wyoming Highway and S 60° 24' W, a distance of 563.2 feet from the northeast corner, thence along the highway boundary S 45° 58' W, a distance of 65.5 feet to the RT. Meridian, thence along the highway R 2° 03' Curve a distance of 184.5 feet, more or less, to the northwest corner of Tract No. 3, thence along the north line boundary of Tract No. 3 and parallel to north 1/16th Section Line N 89° 24' E a distance of 649.37 feet to the east line of SE 1/4 SW 1/4 Section 32, and point bears S 0° 27' E, a distance of 210.0 feet from the northeast corner, thence along the east line S 0° 27' E, a distance of 1,114.4 feet to the point of beginning. Said Subdivision contains 37.33 Acres, more or less.
This subdivision as appears on this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors of the foregoing subdivision, that the name of said subdivision shall be **6 (SIX BAR C) RANCH ACRES**, and that all street and public ways as shown are hereby dedicated to public use.

We, the undersigned owners of the above described subdivision, being desirous of restricting the use of said real property to attractive residential purposes only, hereby make the following restrictive covenants running with said tracts and land. These covenants shall become covenants in any deed or other legal or equitable conveyance of the above described lands.
Said lands shall never be divided into smaller parcels, except Tract No. 1 and Tract No. 4 and these into not less than three (3) acre tracts.
Only one family dwelling shall be permitted on said lands. All buildings shall be newly constructed at least ten feet from property line and be completed externally within twelve (12) months after start of construction. No building shall have tar paper or any unsightly materials on the outside, and no buildings, trailer houses, or mobile homes shall be moved into said lands. All fences must be neat and attractive in appearance and kept in good repair.
An adequate, accepted sewage system must be installed for each tract and shall be approved and a permit issued by Natrona County Health Department.
No wild animals, livestock or poultry, except not more than four (4) ordinary domestic housepets may be kept on said lands, provided they do not become a nuisance to adjoining landowners. Said pets must be properly controlled.

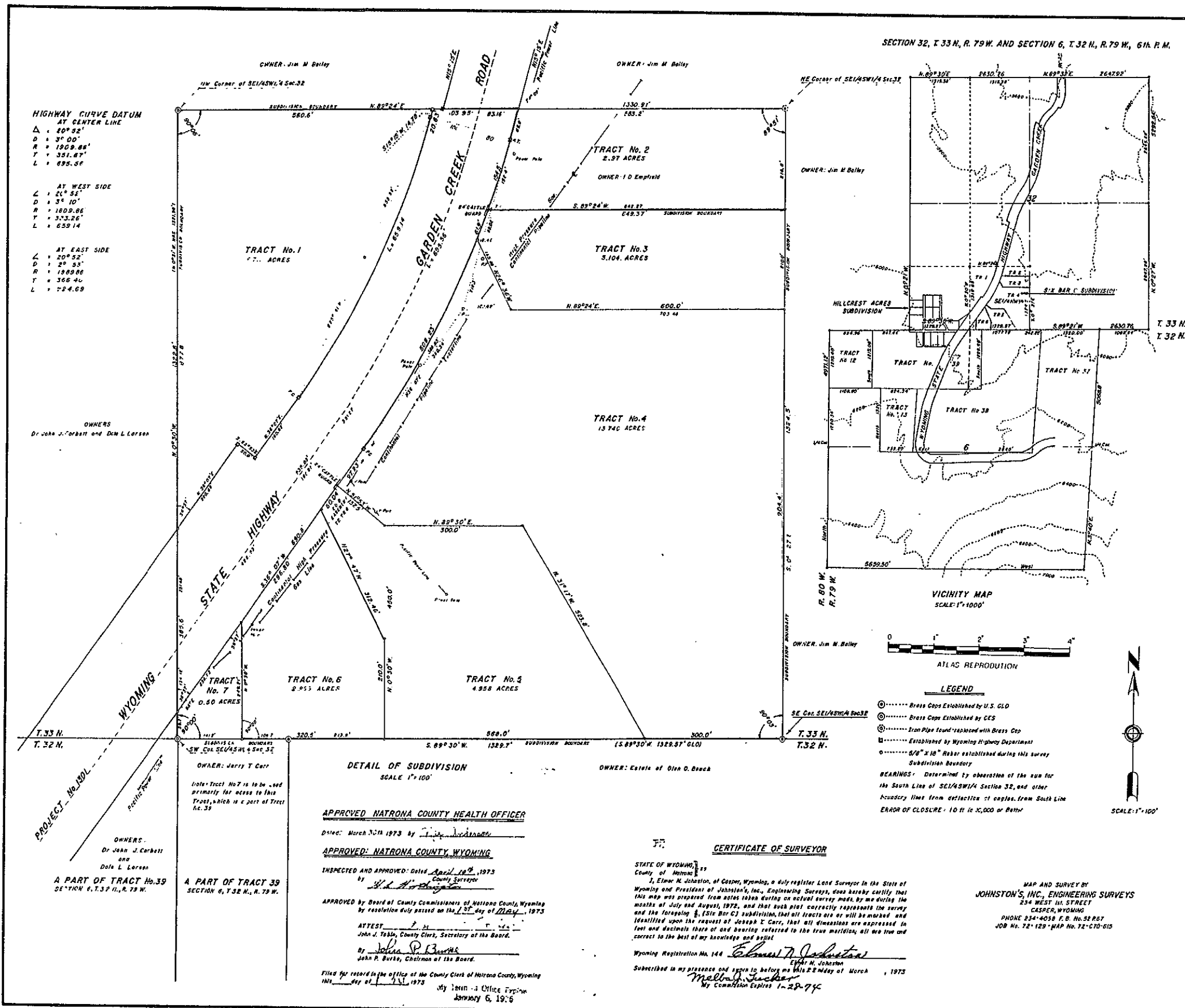
The restrictive covenants established herein for the benefit of each landowner may be waived, abandoned, terminated or altered, as to the whole of said subdivision or any portion thereof, with the written consent of the owners of two-thirds or more of the tracts in said subdivision.

The undersigned, Joseph T. Carr and Gladys K. Carr, have executed their presence this 22nd day of March, 1975, A.D. and hereby waive and relinquish all rights that they may have under by virtue of the homestead exemption Laws of the State of Wyoming.
Joseph T. Carr
Gladys K. Carr

STATE OF WYOMING, ss
County of Natrona }
On this 22nd day of March, 1975, before me personally appeared Joseph T. Carr and Gladys K. Carr, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledge 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 on the day and year first above written.
My Commission expires Aug. 30, 1976
Janice M. Pearson

MAP AND SURVEY BY
JOHNSTON'S, INC., ENGINEERING SURVEYS
234 WEST 1st STREET
CASPER, WYOMING
PHONE 234-4058 F.B. No. 52 REG
JOB No. 72-129-MAP No. 72-C70-615

MAP OF
6 (SIX BAR C) RANCH ACRES
A SUBDIVISION OF
PART OF THE
SE 1/4 SW 1/4 SECTION 32, T. 33 N., R. 79 W., 6TH. P.M.
NATRONA COUNTY, WYOMING
SCALE: 1" = 100'



AGREEMENT TO AMEND RESTRICTIVE COVENANTS
IN THE

CERTIFICATE OF DEDICATION

SIX BAR C RANCH ACRES, A SUBDIVISION IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 32,
T. 33 N., R. 79 W., 6th P.M., NATRONA COUNTY, WYOMING.

STATE OF WYOMING,
County of Natrona) ss

RECORDED Apr 18 1978 AT 8:32 O'CLOCK AM
IN BOOK 70 OF MISCELLANEOUS PAGE 125
NO. 233238
JOHN J. TOWN
COUNTY CLERK

We, the undersigned, certify that they are the owners and proprietors of the Six Bar C Ranch Acres, a subdivision in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, T. 33 N., R. 79 W., 6th P. M., Natrona County, Wyoming.

That the said subdivision was duly approved by the Natrona County Commissioners on the first day of May 1973, and filed for record in the office of Natrona County Clerk, in book of deeds 247, page 70, at 9 A. M. on May 9th, 1973.

The restrictive covenants provides in paragraph eight that the land owners may enter into an agreement and exercise the option of making a change in the covenants and providing for ownership rule, which states:

"The restrictive covenants established herein for the benefit of each landowner may be waived, abandoned, terminated or altered, as to the whole of said subdivision or any portion thereof, with the written consent of the owners of two-thirds or more of the tracts in said subdivision."

It is the desire of said owners to amend the seventh paragraph and delete the words "livestock and poultry" and said paragraph to read:

No wild animals, not more than four (4) ordinary domestic house-pets may be kept on the lands, provided they do not become a nuisance to the adjoining landowners. Said pets must be properly controlled.

The said owners that have affixed their signatures hereto, further certify that the change in covenants will not create a public health hazard to the adjoining landowners and community, that should a public health problem arise, this change in the covenants will automatically become void when it is not in the best interest of the community. That all regulations set forth by the City and County Planning Commission and approved by the County Commissioners be strictly adhered to.

The undersigned owners have executed their desire on the day indicated.

DATE	TRACTS	SIGNATURES OF OWNERS
_____, 1978	No. 1, 4 & 6	<i>Mrs. Gladys K. Carr</i> Mrs. Gladys K. Carr <i>Joseph T. Carr</i> Joseph T. Carr

On this 27th day of Feb, 1978 before me personally appeared Joseph T. Carr and Gladys K. Carr, husband and wife, to me 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.

Given under my hand and notarial seal on the day and year first written.

My commission expires _____

Beverly A. Kenner - Notary Public
County of Natrona State of Wyoming
Beverly A. Kenner
Notary Public
My Commission Expires July 14, 1980

The undersigned owners have executed their desire on the day indicated.

DATE	TRACT	SIGNATURES OF OWNERS
<u>Sept 20</u> , 1978	No. 3	<i>Theodore F. Twiford</i> Mrs. Geneva I. Twiford <i>Theodore F. Twiford</i> Theodore F. Twiford

On the 20 day of Sept, 1978 before me personally appeared Theodore F. Twiford and Geneva I. Twiford, husband and wife, to me 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.

Given under my hand and notarial seal on the day and year first written.

My commission expires Sept 12 1981

I. M. SAINT - Notary Public
Natrona Wyoming
I. M. Saint
Notary Public
My Commission Expires Sept. 12, 1981

Compliments 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).

Handwritten initials and marks at the top left of the page.

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AGREEMENT TO AMEND RESTRICTIVE COVENANTS
IN THE
CERTIFICATE OF DEDICATION

SIX BAR C RANCH ACRES, A SUBDIVISION IN THE SE 1/4 SW 1/4 SECTION 32,
T. 33 N., R. 79 W., 6th P.M., NATRONA COUNTY, WYOMING.

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82501 • (307) 237-8486



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The undersigned owner has executed his desire on the day indicated.

DATE	TRACT	SIGNATURE OF OWNER
<u>MARCH 2</u> , 1978	No. 5	<u>[Signature]</u> William R. Hunsucker A single man.

On this 2nd day of MARCH, 1978 before me personally appeared William R. Hunsucker, a single man, to me known to be the person described in and who executed the foregoing instrument, and acknowledge that he executed the same as his free act and deed.

Given under my hand and notarial seal on the day and year first above written.

County of <u>WYOMING</u>	State of <u>WYOMING</u>
My Commission Expires <u>May 2, 1978</u>	<u>[Signature]</u> Notary Public

The undersigned owners have executed their desire on this 14 day of FEB, 1978.

DATE	TRACT	SIGNATURES OF OWNERS
<u>14</u> , 1978	No. 7	<u>[Signatures]</u> Mrs. Gail A. Carr Jerry T. Carr

On this 14 day of FEB, 1978 before me personally appeared Jerry T. Carr and Gail A. Carr, husband and wife, to me 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.

Given under my hand and notarial seal on the day and year first above written.

My Commission Expires <u>2-23-81</u>	<u>[Signature]</u> Notary Public
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APPROVED: NATRONA COUNTY, WYOMING.

Approved by the Board of County Commissioners of Natrona County, Wyoming, by resolution duly passed on the _____ day of _____, 1978.

ATTEST:

John J. Tobin, County Clerk, Secretary of the Board

John P. Burke, Chairman of the Board

Filed for record in the office of the County Clerk of Natrona County, Wyoming this _____ day of _____, 1978.

SPECIAL
WARRANTY DEED

Joseph T. Carr, joined herein by his wife, Gladys K. Carr,

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



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Grantors, subject to their right to make a new easement for Garden Creek Road, hereby bind themselves, their heirs and assigns to warrant and forever defend the title to the above-described land from and against the claims of anyone claiming by, through or under them but not otherwise.

WITNESS OUR hands this 15th day of January, 1971

RECORDED Feb. 9 1981 AT 9:57 O'CLOCK AM
INSTRUMENT NO. 306392
JOHN J. TOBIN COUNTY CLERK

Joseph T. Carr
Joseph T. Carr

Gladys K. Carr
Gladys K. Carr

STATE OF WYOMING)
COUNTY OF NATRONA) ss.

The foregoing instrument was acknowledged before me this 15th day of January, 1971, by Joseph T. Carr and Gladys K. Carr.

My Commission expires Aug 24, 1971

Marie E. Kayabier
Notary Public

SPECIAL WARRANTY DEED

Joseph T. Carr, joined herein by his wife, Gladys K. Carr,

grantor(s), of Natrona County, 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, subject to the reservations, rights and exceptions specified below, GRANT, SELL AND CONVEY to Jerry T. Carr and Gail A. Carr, husband and wife,

grantee(s), of Natrona County and State of Wyoming the following described real estate, situated 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:

Two tracts of land, more particularly described as follows:

Tract 1. That part of TRACT 39, formerly known as Lots 3 and 4, Section 6, Township 32 North of Range 79 West of the Sixth Principal Meridian, lying east of the following described line: Beginning at a point on the North boundary line of said Tract 39, which point is identical with the Southwest corner of said SE1/4SW1/4 Section 32, Township 33 North of Range 79 West, and running thence South 1,231 ft. to an intersection with the South boundary of said TRACT 39, Section 6, Township 32 North of Range 79 West, as said tract is located on that certain November 13, 1926 Re-Survey of said Township and Range, being the same land described in a deed from Leonard R. Howlett and Frankie H. Howlett, husband and wife, to Joseph T. Carr and Lillian A. Carr, husband and wife, covering the above described property, said deed being dated March 31, 1941, and having been filed for record with the County Clerk and Ex-officio Register of Deeds of Natrona County, on April 18, 1941, and duly recorded therein in Book 96 of Deeds on Page 193, containing 7.54 acres, more or less.

Tract 2. Forty-six hundredths (.46) of an acre of land out of the SE1/4SW1/4 of Section 32, Township 33 North of Range 79 West of the Sixth Principal Meridian, adjoining and to the North of Tract 1 as above described; said .46 acre being more particularly described as follows:

Beginning at the SW corner of the SE1/4SW1/4 of said Section 32; thence North along the West line of said SE1/4SW1/4 of said Section 32 to the center of the Garden Creek Road as now established; thence in a northeasterly direction along the center line of said road a sufficient distance to a point from which a line running South to the North line of Tract 1 and parallel to the West line of said SE1/4SW1/4 of Section 32 and to the place of beginning would encompass .46 of an acre; thence west along the South line of said SE1/4SW1/4 of Section 32 (being also the North line of Tract 1 above) to the place of beginning.

SUBJECT TO all easements, rights of way and reservations of record and to the right and authority, hereby expressly reserved to Grantors, to grant on such terms and conditions and for such price as they may solely determine an additional easement or right of way for an enlarged or widened Garden Creek Road, insofar as it may include or cross the above-described land.

COUNTY OF NATRONA

The foregoing instrument was acknowledged before me this 15th day of January, 1971, by Joseph T. Carr and Gladys K. Carr.

My Commission expires Aug 24, 1971

Notary Public

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



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