

# WEST O'FALLS MOUNTAIN HOME SITES

A SUBDIVISION OF PART OF NW<sup>4</sup>SW<sup>4</sup>, SECTION 5  
T.32N., R.79W., 6<sup>th</sup>P.M., NATRONA COUNTY, WYOMING.  
SCALE: 1"=100'

### CERTIFICATE OF SURVEYORS

STATE OF WYOMING ss  
County of Natrona

We, H.L. Worthington and E.C. Lenhart of Casper, Wyoming, hereby certify that this subdivision, designated "WEST O'FALLS MOUNTAIN HOME SITES" comprises a part of the NW<sup>4</sup>SW<sup>4</sup>, Section 5, T.32N., R.79W., 6<sup>th</sup>P.M., Natrona County, State of Wyoming, that this survey was made by us during the month of July, 1952 at the request of See-Ben Realty Co., a Wyoming Corporation, that this plot correctly shows our subdivision thereof into Lots numbered 1 to 12 inclusive, that all Lot Corners are marked as indicated by explanation of symbols, that all bearings and distances as shown on this plot are true to the best of our knowledge and belief.

*H.L. Worthington*  
H.L. WORTHINGTON, WYO REG 142

*E.C. Lenhart*  
E.C. LENHART, WYO REG 75

### CERTIFICATE OF DEDICATION

STATE OF WYOMING ss  
County of Natrona

This is to certify that the above and foregoing subdivision of a part of the NW<sup>4</sup>SW<sup>4</sup>, Section 5, T.32N., R.79W., 6<sup>th</sup>P.M., Natrona County, State of Wyoming, subdivided into Lots as appears on this plot, is with the free consent and in accordance with the desires of the undersigned owner and proprietor, that the said plotted Lots shall be known as "WEST O'FALLS MOUNTAIN HOME SITES", and roads shown in said plotted subdivision are hereby dedicated to public use.

ATTEST *Benard L. Scherck Jr.*  
BENARD L. SCHERCK JR., SECRETARY

SEE-BEN REALTY COMPANY  
(A WYOMING CORPORATION)

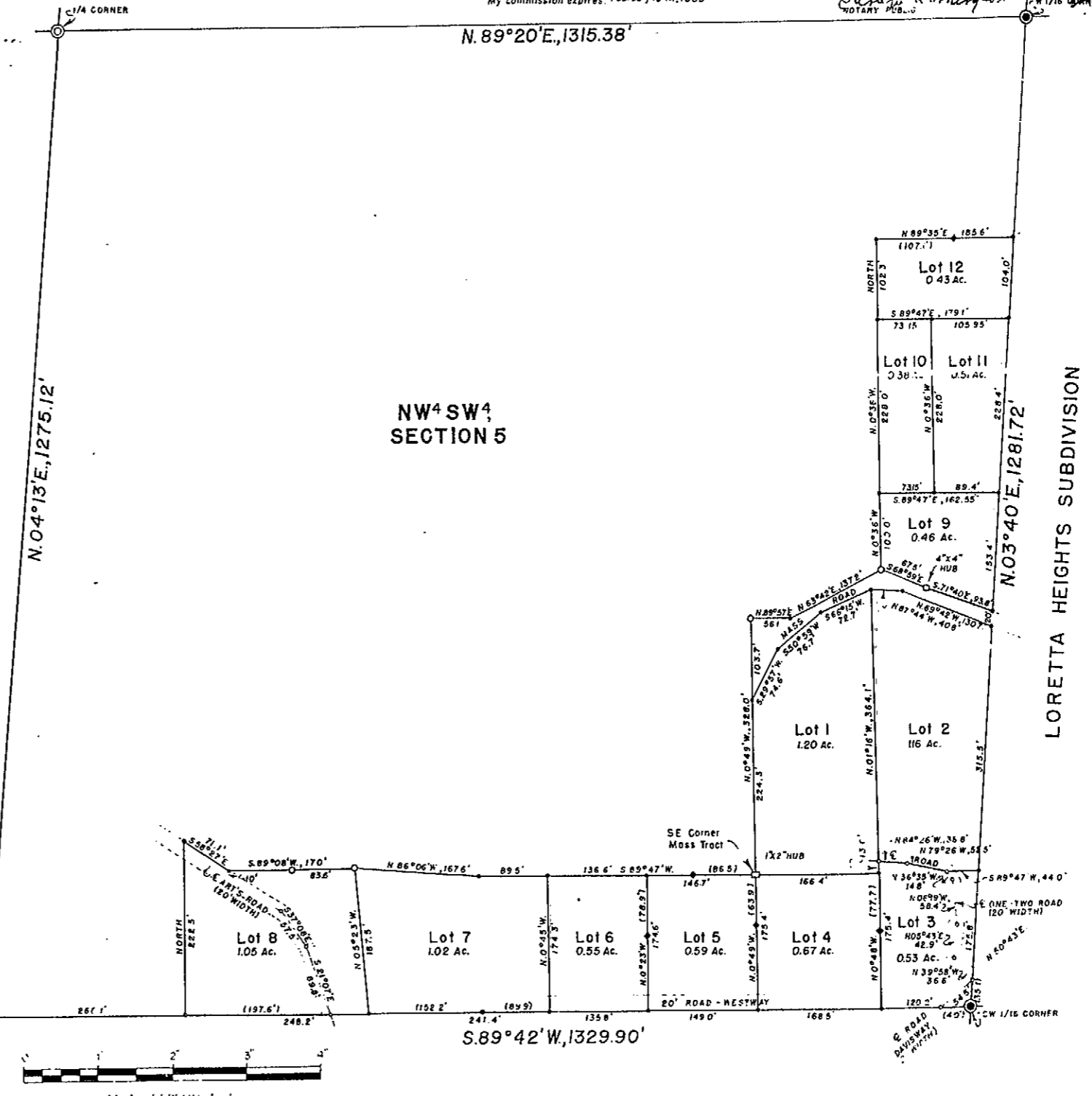
*B.L. Scherck*  
B.L. SCHERCK, PRESIDENT

On July 25<sup>th</sup> 1952 before me personally appeared B.L. Scherck, President of See Ben Realty Company, a Wyoming Corporation, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed same as his free act and deed.  
My commission expires February 19<sup>th</sup> 1955

*Bashyn Worthington*  
NOTARY PUBLIC

- EXPLANATION**
- U.S. Government Brass Cap Corner
  - Iron Pipe Corner, set at proportionate distance
  - Original Iron Pipe, Lot Corner...
  - Iron Pipe set by this survey
  - Original Hub and Tack
  - Bolt set on Lot Line

Inspected and Approved  
COUNTY SURVEYOR



T.32N - R.79W.  
TR. 41  
AP. 4  
S. 5  
1923  
(S 1/16 CORNER)

LORETTA HEIGHTS SUBDIVISION

See John Security Company  
John Security Company  
John Security Co At

State of Wyoming,  
County of Natrona  
This instrument was filed for record  
March 6th, 1924 at 4:10 o'clock  
P.M., and duly recorded in Book  
43 of Deeds on page 210.

Alma F. Howie,  
County Clerk

WARRANTY DEED

JOHN SECURITY COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of Wyoming, grantor, of the City of Casper, Natrona County, Wyoming, for and in consideration of the sum of Twelve Hundred (\$1,200.00) Dollars, in hand paid this 31th day of October, in the year of 1923, conveys and warrants unto John Jeffrey, T. M. Holland, and A. M. Gee, grantees, the following described real estate, in the County of Natrona, State of Wyoming, to-wit:

Commencing at the northeast corner of the northeast quarter of the southwest quarter (NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of Section Five (5) Township thirty-two (32) north, Range seventy-nine (79) West of the Sixth Principal Meridian, Natrona County, State of Wyoming;

thence south 2°15' west 772.8 feet;  
thence north 87°45' west 78 feet;  
thence north 62°50' west 90 feet;  
thence north 62°14' west 66.9 feet;  
thence south 63°00' west 137 feet;  
thence south 89°57' west 66.1 feet;

to the place of beginning (which is the southeast corner of the John B. Barnes tract of land, containing 5.11 acres, more or less, situate in the said northwest quarter of the southwest quarter (NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of section five (5);

thence south 00°01' east 325.2 feet;  
thence south 89°47' west 372.8 feet;  
thence north 55°51' west 172.4 feet;  
thence north 14°25' east 214.3 feet;  
thence north 26°01' west 66.9 feet;  
thence north 00°10' east 44.3 feet;

thence east 420 feet to the place of beginning, containing 3.83 acres, more or less and situate in the northwest quarter of southwest quarter (NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of Section five (5), Township thirty-two (32) North, Range seventy-nine (79) west of the Sixth Principal Meridian, Natrona County, State of Wyoming.

On the 31st day of August, 1923, Matthew Montgomery conveyed to the grantor herein, its successors and assigns, the right of way to lay, maintain, operate, and remove pipe lines, for the conveyance of water, over and through the lands of said Matthew Montgomery, described as the east half of Southwest quarter (SE<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>) of Section five (5) and the southwest quarter of southwest quarter (SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of said Section five (5) all in Township thirty-two (32) north, Range seventy-nine (79) west of the Sixth Principal Meridian, Natrona County, State of Wyoming, and which right of way is recorded in Book 16 of A. C. & L., on page 411 in the Office of the County Clerk, and ex-Officio Recorder of Natrona County, Wyoming. Therefore, the grantor herein conveys and warrants unto the grantees herein the right and privilege of using and enjoying said right of way for the purpose of conveying and transporting water across the lands of said Matthew Montgomery to the lands herein conveyed.

On the 10th day of June, 1923, Gladys May Schroder agreed with the grantor herein to grant unto it a permanent easement and right of way across the following described lands, to-wit:

Beginning at the northeast (NE<sup>1</sup>/<sub>4</sub>) corner of the northeast quarter of the southwest quarter (NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of Section five (5), Township thirty-two (32) north, Range seventy-nine (79) West of the Sixth Principal Meridian, Natrona County, State of Wyoming, thence south 02°15' west 792.8 feet; thence south 87°45' east 130 feet; thence north 48°20' east 491 feet; thence north 29°43' west 507.8 feet; thence north 81°52' west 167.7 feet;

to place of beginning, containing 5.33 acres, more or less, and being in the northeast quarter of southwest quarter (NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of said Section five (5), in order to allow the grantees to use a certain road that it had previously constructed across said Schroder lands in travelling to and from the said northwest quarter of southwest quarter of said Section five, and which easement is recorded in Book 16 of A. C. & L., on page 295 in the office of the

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).

County Clerk, and ex-officio recorder of Natrona County, State of Wyoming. Therefore, the grantor herein hereby conveys and warrants unto the grantees herein the right and privilege of using and enjoying said right of way across said Schroder lands, together with the right and privilege of using and enjoying the road that continues across a certain portion of the said northwest quarter of southwest quarter of said Section Five to and upon the lands herein conveyed, for the purpose of travelling to and from the public Highway to the lands herein conveyed.

In consideration of the foregoing grant, the grantees herein agree that the grantor shall have the right and privilege of establishing a road across the eastern portion of the lands herein conveyed, for the purpose of permitting travel to and from the lands belonging to the grantor lying east and south of the lands herein conveyed and situate in the said northwest quarter of southwest quarter of said Section five, provided that the exact location of said roadway shall be mutually agreed upon between the grantor and the grantees prior to the construction of the same.

IN WITNESS WHEREOF, the said See Ben Realty Company has caused these presents to be signed by its president, duly attested by its secretary, and its corporate seal to be hereunto affixed, on this, the 24th day of October, A. D. 1927.

Signed, sealed and delivered in the presence of:

Barbara Rose

See Ben Realty Co.  
Corporate Seal  
Wyoming

See Ben Realty Company,

By B. L. Scherok President

Attest: Cecil Bon Secretary

State of Wyoming }  
County of Natrona } ss.

On this twenty-fourth day of October, A. D. 1927, before me appeared B. L. Scherok as President, and Cecil Bon as Secretary, of the See Ben Realty Co., a Wyoming corporation, to me personally known, who being by me first duly sworn, did say that they are the President and Secretary, respectively, of See Ben Realty Co., a Wyoming corporation, and that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and said B. L. Scherok and Cecil Bon acknowledged said instrument to be the free act and deed of said corporation.

My commission expires Sept, 2nd, 1927.

Barbara Rose,  
Notary Public  
Natrona County, Wyoming

Barbara Rose,  
Notary Public

One \$1 Revenue Stamp  
One 50¢ Revenue Stamp

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RECORDED	Sept. 2	1947	AT 4:25	CHERRY C. M.
IN BOOK	119	or DEEDS	PAGE	163
NO. 529 610	CARL THOMPSON			

W E B

Antoinette McFadyen, of Los Angeles, California, a widow, and surviving spouse of John McFadyen, deceased, W. M. Holland and Margaret Holland, his wife, of Casper, Wyoming, and A. M. Gee and Dorothy S. Gee, his wife, of Findlay, Ohio, Grantors, for and in consideration of the sum of Four Hundred and Twenty-Five Dollars (\$425.00), in hand paid, receipt of which is hereby acknowledged, convey and warrant unto Ernie W. Mass and Arath E. Mass, of Casper, Wyoming, the following described real estate, situate in the County of Natrona, State of Wyoming, to-wit:

Commencing at the northeast corner of the northwest quarter of the southwest quarter (NW1/4) of Section Five (5), Township thirty-two (32) north, Range seventy-nine (79) West of the Sixth Principal Meridian, Natrona County, State of Wyoming;

- thence south 20°15' west 772.8 feet;
- thence north 87°25' west 75 feet;
- thence north 89°50' west 90 feet;
- thence north 68°14' west 66.9 feet;
- thence south 61°03' west 137 feet;
- thence south 83°57' west 56.1 feet;

to the place of beginning (which is the southeast corner of the John E. Barnes tract of land containing 5.11 acres, more or less, situate in the said northwest quarter of the southwest quarter (NW1/4) of Section five (5),

- thence south 00°03' east 329.2 feet;
- thence south 89°47' west 372.8 feet;
- thence north 85°52' west 172.4 feet;
- thence north 14°28' east 214.6 feet;
- thence north 25°00' west 66.8 feet;
- thence north 00°13' east 44.3 feet;

thence east 520 feet to the place of beginning, containing 3.83 acres, more or less, and situate in the northwest quarter of the southwest quarter (NW1/4) of Section Five (5), Township thirty-two (32) North, Range seventy-nine (79) West of the Sixth Principal Meridian, Natrona County, State of Wyoming, including the release and waiver of the right of homestead,

together with all of the rights and privileges that may be now vested in us (1) to lay, maintain, operate, and remove a pipe line or pipe lines for the conveyance of water over and through the lands of others to the lands above described, (2) to use any roadways over and through the lands of others to the lands above described, and (3) subject to all rights and privileges that have been or that may become established for a road

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... across the eastern part of the lands above described, all as referred to and provided for in that certain Warranty Deed from the SEE BEN REALTY COMPANY, a corporation, Grantor, to John McFadyen, W. H. Holland and A. M. Gee, Grantees, dated October 24, 1923, and recorded in Book 43, of Deeds, at Page 210, of the Records in the Recorder's Office of Natrona County, Wyoming.

IN WITNESS WHEREOF, Grantors herein have caused this instrument to be signed and executed by them on this 5th Day of August, 1947.

Signed, Sealed and Delivered in the presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Antoinette McFadyen*  
Antoinette McFadyen

*W. H. Holland*  
W. H. Holland

*Margaret Holland*  
Margaret Holland

*A. M. Gee*  
A. M. Gee

*Dorothy D. Gee*  
Dorothy Gee

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

On this 8th Day of August, 1947, before me personally appeared Antoinette McFadyen, a widow and surviving spouse of John McFadyen, deceased and known to me to be one of the persons described in and who executed the foregoing instrument and acknowledged that she executed the said instrument as her free act and deed, including the release and waiver of the right of homestead.



Witness my hand and Notarial Seal this 19th Day of August

*Arthur E. Eldred*  
(Notary Public)

My Commission expires 6-10-48

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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).

NATRONA COUNTY )  
STATE OF WYOMING ) SS

On this 22 day of August A. D., 19 47, before me personally appeared W. M. Holland and Margaret Holland, his wife, known to me to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act, including the release and waiver of the right of homestead, the said Margaret having been by me fully apprised of her right and effect of signing and executing the said instrument.

Given under my hand and notarial seal this 22 day of August

*Lawrence E. Gorden*

My Commission Expires on the 10 day of December  
A. D., 19 49.

HANCOCK COUNTY )  
STATE OF OHIO ) SS

On this 5 day of Aug, A. D., 19 47, before me personally appeared A. M. Gee and Dorothy S. Gee, his wife, known to me to be the persons described herein 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 fully apprised of her right and effect of signing and acknowledging the said instrument.

Given under my hand and Official Seal this 5<sup>th</sup> Day of Aug

*Lawrence E. Davis*

My Commission Expires on the 11<sup>th</sup> day of  
A. D., 19 49.

*502*  
*Boyle Ave*  
*Box 2307*  
*Casper, Wyo*

SEE BEN REALTY CO.,

STATE OF WYOMING }  
COUNTY OF NATRONA } SS

TO

This instrument was filed for record March 7, 1927, at 4:15 o'clock P.M., and duly recorded in Book 56 of Deeds, on page 51.

F. A. FREDLUND,

IRENE SWYDER COUNTY CLERK

WARRANTY DEED

(SHORT FORM)

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).

SEE BEN REALTY CO., a corporation duly recognized and existing under and by virtue of the laws of the state of Wyoming, Grantor of Casper, Natrona county, Wyoming, for and in consideration of One Dollar and other valuable considerations----(\$1.00) in hand paid this twelfth day of May, in the year 1926, A.D. conveys and warrants to F.A. Fredlund, county of Natrona, state of Wyoming, to wit; the following piece and parcel of ground, viz:

The point of beginning is located as follows:- Starting at the West One-quarter corner of Section five (5), township 32. north range 79 West, of the Sixth Principal Meridian in Natrona county, Wyoming, and proceeding thence south 04 deg. 49 1/2 min. W., a distance of 716.6 feet to a point; thence north 59 deg. 08 1/2 min. E., a distance of 126.2 feet to a point, which is the point of beginning, proceeding from said point of beginning north 39 deg. 02 1/2 min. E. 240 feet; thence due south 130.0 feet, thence due west 215.0 feet thence north 24 deg., 26 min. W. 26.1 feet, thence north 46 deg. 26 min. W., 32.1 feet; thence north 04 deg. 00 min. E. 131.0 feet to said point of beginning; Said described tract containing an area of 1 acre, to the nearest 1/100 acre.

It is agreed and understood that party of the first part shall retain right to take one-half water from spring now on the above tract and to have right of ingress and egress upon said tract or parcel of land to lay or cause to be laid pipe lines from said spring across said tract for purpose of obtaining water for domestic purposes for lands adjoining.

It is further agreed and understood that the proposed road as marked and surveyed or such other equally available road shall be established across lands adjoining so as to give party of second part right of way to and from said tract of land, all expense of obtaining such right of way to be borne by party of the first part hereto.

IN WITNESS WHEREOF, the said SEE BEN REALTY CO., (a corporation) has caused these presents to be signed, by its President, and duly attested by its Secretary, and its corporate seal to be hereunto affixed the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Lillian H. Jevnager.....

SEE BEN REALTY CO.

ADA YOSS.....

BY B. L. SCHERCK....  
PRESIDENT.

~~SEE BEN REALTY CO., CORPORATE SEAL WYOMING~~

ATTEST CECIL BON.....  
SECRETARY.

STATE OF WYOMING }  
COUNTY OF NATRONA } SS

On this 12th day of May, A.D. 1927, before me, Barbara Rose, a Notary Public within and for said county of Natrona, state of Wyoming, personally appeared B.L. Scherck and Cecil Bon. to me personally known why being by me first duly sworn, did say that they are the President and Secretary, respectively of See Ben Realty Co., (a corporation)

and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said B.L. Scherck and Cecil Bon acknowledged said instrument to be the free act and deed of said corporation.  
Given under my hand and notarial seal this 12th day of May, 1926. BARBARA ROSE, NOTARY PUBLIC  
BARBARA ROSE NOTARY PUBLIC NATRONA COUNTY WYOMING  
My commission expires September 2nd, A.D. 1927.

VERA M. FREDLUND, ET VIR

TO

ROBERT IVIE

THE STATE OF WYOMING )  
COUNTY OF NATRONA ) SS

This instrument was filed for record at 12:20 o'clock P. M., on the 1 day of Feb. 1937 and duly recorded in Book 85 of Deeds on page 195.

Carl Thomason, County Clerk and Ex-Officio Register of Deeds.

WARRANTY DEED WITH RELEASE OF HOMESTEAD

F. A. Fredlund and Vera M. Fredlund, his wife, grantors, of Natrona County, and State of Wyoming, for and in consideration of one dollar and other valuable considerations DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Robert Ivie, grantee, of Natrona County 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:

The point of beginning is located as follows: - Starting at the West one-quarter corner of Section five (5), township 32, North, Range 79 West, of the Sixth Principal Meridian in Natrona County, Wyoming and proceeding thence South 04 deg. 49½ min. W., a distance of 116.6 feet to a point; thence North 89 deg. 08½ min. E., a distance of 126.2 feet to a point, which is the point of beginning. Proceeding from said Point of beginning North 89 deg. 08½ min. E., 240 feet; thence due South 130.0 feet, thence due West 215.0 feet; thence North 24 deg. 26 Min. W., 26.1 feet; thence North 46 deg. 26 Min. W., 32.1 feet; thence North 04 deg. 00 Min. E. 131.5 feet to said Point of beginning. Said described tract containing an area of 1 acre, to the nearest 1/100 acre.

Above described land conveyed to grantee subject to the conditions stated in Warranty Deed dated May 12, 1926, given by See Ben Realty Co., to F. A. Fredlund, and recorded in Book 58 of Deeds on Page 51 of Natrona County Records, which conditions are, "It is agreed and understood that party of the first part shall retain right to take one-half water from spring now on the above tract and to have right of ingress and egress upon said tract or parcel of land to lay or cause to be laid pipe lines from said spring across said tract for purpose of obtaining water for domestic purposes for lands adjoining.

It is further agreed and understood that the proposed road as marked and surveyed or such other equally available road shall be established across lands adjoining so as to give party of second part right of way to and from said tract of land, all expense of obtaining such right of way to be borne by party of the first part, hereto."

WITNESS hand this 25 day of January, 1937.

Signed, Sealed and Delivered in Presence of  
Chas. S. Chapin

VERA M. FREDLUND  
F. A. FREDLUND

THE STATE OF WYOMING )  
COUNTY OF NATRONA ) SS

On this 25 day of Jan. 1937, before me personally appeared Vera M. Fredlund and F. A. Fredlund, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that -- 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 fully apprised of her right and the effect of signing and acknowledging the said instrument. Given under my hand and their seal, the day and year in this certificate first above written.

Chas. S. Chapin Notary Public

Chas. S. Chapin

Natrona County Wyoming

My commission expires on the 24 day of Aug. A. D. 1937.

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).

