

RECORDED APRIL 23, 1991 BK 341 PG 52 NO 80002 RONALD L. DAILEY, COUNTY CLERK  
WARRANTY: DEED

RALPH H. KNODE, JR. and JUDITH O. KNODE, as tenants in common, one-half interest each, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, JOHN B. CHRISPEN and MARY P. CHRISPEN, husband and wife, and WILLIAM A. CHRISPEN, a single person, all as joint tenants with the rights of survivorship, whose address is Box 8216,  
Hemet, California 92343, the following described real estate, situate in Sheridan 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 tract of land situated in the N1/2NW1/4 of Section 34, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point, said point being the northwest corner of Lot 2, Block 1 of the Knode Ranch Subdivision; thence S18°39'52"W, 97.12 feet along the west line of said Lot 2 to a point on the north right-of-way line of Canvasback Road, said point being the southwest corner of said Lot 2; thence N70°55'34"W, 108.38 feet along said north right-of-way line to a point; thence through a curve to the right having a delta of 86°43'10", a radius of 30.00 feet, a length of 45.42 feet, a chord bearing of N27°32'50"W, and a chord length of 41.20 feet along said north and east right-of-way line of said Canvasback Road to a point; thence N15°49'09"E, 40.00 feet along said east right-of-way line to a point; thence S82°35'37"E, 142.85 feet to the point of beginning.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

The foregoing described real property is conveyed subject to the following restrictions which are for the benefit of and may be enforced by the Knode Ranch Homeowners Association, Inc.:

1. The subject property shall be used for residential purposes only.
2. No building, fence, wall or other structure shall be erected, placed, painted, repainted another color or altered nor shall there be any substantial change to the landscape until the plans and specifications for such constructions, painting or alterations shall have first been approved by Ralph H. Knode, Jr. and Judith O. Knode or in their absence by the Knode Ranch Homeowners Association Board of Directors.

3. No structure of a temporary nature, a mobile home, trailer, basement, tent, garage, barn or other building shall be built or moved onto the lot at any time and used as a residence.
4. The subject property and building thereon shall not be used for the purpose of any trade or any commercial, professional or manufacturing business of any kind or description.
5. No portion of the subject property shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such trash, garbage or other waste shall be kept in sanitary containers which are to be housed within enclosures or recessed in the ground. The burning of garbage or trash in incinerators is prohibited and all containers shall be secure against spillage.
6. Any dog, cat or other pet which may be kept shall be controlled by the owner thereof so that it shall not become a public nuisance. No pet shall at any time be permitted to run at large, and all pets shall be kept either in the dwelling, in approved enclosures or on the subject property.
7. No trailer, boat, camper or other recreational type vehicle shall be situated or parked on the subject property for more than four consecutive days, nor more than twenty days within any calendar year, unless such vehicle or equipment is enclosed in a garage.
8. No weeds, underbrush or unsightly growth of plants shall be permitted to grow or remain upon the subject property.

WITNESS our hands this 19th day of April, 1991.

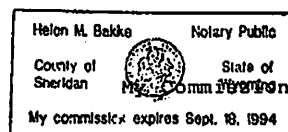
Ralph H. Knode, Jr.  
Ralph H. Knode, Jr.

Judith O. Knode  
Judith O. Knode

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Ralph H. Knode, Jr. and Judith O. Knode, this 19th day of April, 1991.

Witness my hand and official seal.



Helon M. Bakke  
Notary Public

Expires: 9-18-94