

WARRANTY DEED

DOROTHY McLAIN, DONALD L. RICHMOND, and KENT W. RICHMOND, as joint tenants, Grantors, 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 GARRETT R. GLASRUD and JULE A. GLASRUD, husband and wife, as tenants by the entireties, Grantees, whose address is Box L, Sheridan, Wyoming 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 7, of Block 3, Sherri View Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 270.

TOGETHER with all improvements situate thereon.

SUBJECT TO all easements, covenants, reservations and restrictions of record and sight.

SUBJECT further to the following restrictions on use:

1. No livestock, horses, or live poultry, such as but not limited to horses, cattle, pigs, sheep, goats, chickens, llamas, turkeys, guineas, rabbits, and peacocks, shall be kept or propagated on any portion of the said premises.
2. All structures built on said property shall be of frame construction. No structures erected on such property shall be of pole construction. No metal buildings shall be erected on such property. The primary residence shall have a minimum of one thousand, three hundred (1,300) square feet on the main level.
3. In addition to the residence, only one detached building may be placed on the above described real property. The size of such structure shall not exceed one-half of the perimeter of the residence. Such structure shall have the same roof line as the residence, shall not exceed the height of the residence, and shall be of a similar material and color.

The provisions of the above-described restrictions shall run with and bind the land and shall inure to the benefit of and be enforceable by Dorothy McLain and the owners of:

Lots 10 and 11, Block 5, Sherri View Subdivision, a subdivision in Sheridan County, Wyoming.

If any owner or person in possession of Lot 7, Block 3, of the Sherri View Subdivision shall violate the restrictions herein, any other person, or persons, owning Lots 10 and 11, Block 5, and Dorothy McLain shall have the right to prosecute proceedings at law or in equity against the person or persons violating any such restriction, either to prevent him, her, or them from so doing or to recover damages for such violation.

Upon the violation of any restriction, a written notice of such violation shall be directed to the violator who shall then have fourteen (14) days after receipt of said notice to correct the violation. If said violation is not so corrected within the said period and legal action is required to enjoin the violation of any of the restrictions contained herein, the violator shall be liable for all attorneys' fees and costs incurred in bringing and pursuing such action.

The failure by any or all of the owners of Lots 10 and 11, Block 5, or Dorothy McLain to enforce any restrictions, conditions, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.

These restrictions add to the Sherri View Subdivision Covenants and Amendments thereto, and operate to further restrict the use of Lot 7, Block 3.

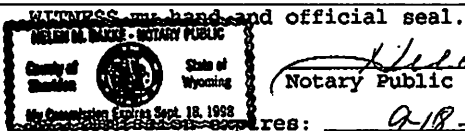
These restrictions are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring said Lot 7, Block 3, whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to said Lot 7, Block 3, shall thereby agree and covenant to abide by the foregoing restrictions. However, these restrictions shall be binding only for a period of 50 years from the date hereof.

WITNESS my hand this 22nd day of January, 1996.

Dorothy McLain
Dorothy McLain
Donald L. Richmond by
Dorothy McLain, attorney
Donald L. Richmond *in fact*
Kent W. Richmond by wife
Dorothy McLain, attorney
Kent W. Richmond *in fact*
Garrett R. Glasrud
Garrett R. Glasrud
Julie A. Glasrud
Julie A. Glasrud

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by Dorothy McLain, individually and on behalf of Donald L. Richmond and Kent W. Richmond as their attorney in fact, this 22nd day of January, 1996.



Helen M. Baker
Notary Public

Res: 9-18-98

STATE OF WYOMING)
County of Sheridan) ss.

The foregoing instrument was acknowledged before me by Garrett
R. Glasrud and Julie A. Glasrud, this 22nd day of January, 1996.

WITNESS my hand and official seal.



Helen M. Barker
Notary Public

Commission Expires: 9-18-98