

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made and executed this 19th day of September, 2002, by and between Margo Lynn Richmond Nelsen, of P.O. Box 6591, Sheridan, Wyoming, the Personal Representative of the Estate of Dorothy M. McLain, Deceased, herein sometimes referred to as "Grantor," and Daniel J. Alsup and Tobie K. Alsup, husband and wife, whose address is 91 Sherri View Drive, Sheridan, Wyoming 82801, herein referred to as "Grantees."

WHEREAS, Dorothy M. McLain died in Sheridan, Wyoming on June 12, 2002, and the Grantor was appointed the Personal Representative of the Estate of Dorothy M. McLain on September 17, 2002, and Letters Testamentary were duly issued by the Clerk of the District Court to the Grantor naming the Grantor as the Personal Representative of the Estate of Dorothy M. McLain, Deceased, Probate No. P02-6-76, Fourth Judicial District, Sheridan County, Wyoming; and

WHEREAS, the Grantor did obtain Court authority to sell the hereinafter described property to the Grantees for the sum of Two Hundred and Twenty Thousand Dollars (\$ 220,000.00), the said Order having been entered by the Court on September 17, 2002; and

NOW, THEREFORE, in consideration of the sum of Two Hundred and Twenty Thousand Dollars (\$ 220,000.00), to be paid to the Grantor by the Grantees, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, assigns and conveys unto the Grantees, as tenants by the entirety, their heirs, successors and

assigns, the following described property located at 91 Sherri View Drive, in Sheridan County, Wyoming, legally described as follows:

Lot 11, of Block 5, Sherri View Subdivision, a subdivision in Sheridan County, Wyoming.

Together with all appurtenances thereto and subject to all restrictions, reservations and rights-of-way of record, and all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, which Dorothy M. McLain, Deceased, had in her lifetime and at the time of her death, and which the Grantor has, by virtue of the Last Will and Testament of Dorothy M. McLain, or otherwise, in and to the above-granted premises, and every part thereof, with all appurtenances thereto. SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

SUBJECT FURTHER to the following restrictions on use:

1. All home dwellings (residences) constructed upon these lands must be placed on permanent, poured in place, reinforced concrete foundations built to frost depth per county code. No wood or block foundations are acceptable.

2. No mobile homes may be placed upon these lands. Additionally, no modular homes with metal under-carriages may be placed on these lands. Only wood frame construction is permitted.

3. All garages must be attached to the residence, or if L-shaped, may be attached by breezeway. In addition to the residence and attached garage, only one detached building per lot may be constructed, and this one structure must not exceed the height of the residence or exceed one half the perimeter of the residence. The appearance, alignment, and symmetry of the detached structure must be substantially similar to the residence.

4. The exterior of any structures may not consist of sheet-type metal. No pole buildings or metal sheathed buildings are permitted.

5. No multi-family dwellings may be placed upon these lands.

6. No refuse, garbage, trash, or other unsightly items of any sort may be kept on the premises unless stored out-of-sight in a building. The items contemplated above include but are not limited to rotting lumber, rusting metal, disorderly piles, stacks of matter not regularly moved or used, manure piles, etc. Additionally, all inoperable, unlicensed, or non-registered vehicles, machinery, or equipment, shall be stored inside buildings if kept upon these premises.

7. No livestock, horses, or poultry, such as, but not limited to horses, cattle, pigs, sheep, goats, chickens, llamas, turkey, guineas, rabbits, and peacocks, shall be kept or propagated on any portion of the said premises.

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 any owner of the following described property:

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

In the event legal action is taken to correct or enjoin any violation of the restrictions contained herein, the violator shall be liable for all attorney's fees and costs incurred in taking such legal action.

These restrictions are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring said Lot 11 whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to said Lot 11 shall thereby agree and covenant to abide by the foregoing restrictions. However, these restrictions shall be binding only for a period of 25 years from the date hereof.

TO HAVE AND TO HOLD all the above-granted premises, together with all appurtenances thereto, and every part thereof, unto the Grantees, their heirs, successors and assigns forever.

The Grantor, for herself, her heirs, executors, and administrators, agrees with the Grantees that she is the lawfully appointed Personal Representative of the Estate of Dorothy M. McLain, Deceased, and has full power and authority to convey as aforesaid. The Personal Representative does further covenant that she has in all respects made this conveyance pursuant to authority granted to her in the Last Will and Testament of Dorothy M. McLain,

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and by authority of a Court Order authorizing this transaction dated September 17, 2002, made in The Matter of the Estate of Dorothy M. McLain, deceased, Probate No. P02-6-76, Fourth Judicial District, Sheridan County, Wyoming, and that she has not done or suffered any act since she became the Personal Representative as aforesaid whereby the above-granted premises, or any part thereof, are now, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, Margo Lynn Richmond Nelsen, the Personal Representative of the Estate of Dorothy M. McLain, has executed this Personal Representative's Deed at Sheridan, Wyoming, on the day and year first above written.

Margo Lynn Richmond Nelsen
Margo Lynn Richmond Nelsen
Personal Representative of the
Estate of Dorothy M. McLain

STATE OF WYOMING)
) ss.
County of Sheridan)

The within and foregoing Personal Representative's Deed was acknowledged before me this 19th day of September, 2002, by Margo Lynn Richmond Nelsen, known to me to be the Personal Representative of the Estate of Dorothy M. McLain and who acknowledged before me that he executed the within and foregoing instrument as the free act and deed of the Personal Representative of the Estate of Dorothy M. McLain Deceased.

WITNESS my hand and official seal.

B. T. Kinnison
Notary Public

My Commission Expires: 5-13-06

