

WARRANTY DEED

244

CARROLL & ASSOC., INC., a Wyoming Corporation, and E. E. EDWARDS and BETTY S. EDWARDS, husband and wife, (Grantors) convey and warrant to Lot B Association, an unincorporated association as defined in Wyo. Stat. §17-9-107(1977), (Grantee) formed by a Declaration filed in the office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming in Book 228 of Deeds at page 539, whose address is: 1705 EDWARDS DRIVE

the following described real property situate in Sheridan County, Wyoming:

Lot B in Block 2 of Colony South Addition to the City of Sheridan, Wyoming.

This land is conveyed subject to the following covenants which will run with the above described land and be binding upon Grantee, its members and successors in interest:

1. Grantee shall maintain, repair, clean and remove all snow from roadways, sidewalks and parking area on this land.
2. Grantee shall maintain and repair all green areas including trees, shrubs and lawns.

Grantors release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 26 day of June, 1978.

CARROLL & ASSOC., INC.

By: Larry Baccari
President



E. E. Edwards

By: Richard M. Davis, Jr.
Richard M. Davis, Jr.,
attorney in fact

Betty S. Edwards

By: Richard M. Davis, Jr.
Richard M. Davis, Jr.,
attorney in fact