

RECORDED OCTOBER 7, 1994 BK 369 PG 270 NO 181082 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

PANSY LEE ADDINGTON, a single person, GRANTOR, 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, does hereby CONVEY and WARRANT to the GRANTEES, JOHN S. GREGERSEN and DONNA J. GREGERSEN, husband and wife as tenants by the entirety, whose address is 5420 Kilmer Street, Golden, Co 80403, 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:

Tract No. 4 in Addington Minor Subdivision.

A subdivision in Sheridan County, Wyoming,
as recorded in Book 1 of Plats, Page 241.

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

Together with all water, water rights, ditch rights and reservoir rights appertaining thereto.

Subject to all easements, reservations and restrictions of record.

Reserving unto the Grantor herein all remaining minerals including but not limited to oil and gas together with the right to enter upon the surface to explore for and extract the same, subject to reasonable compensation to the surface owner for resulting damage thereto.

Subject to the following:

1. No outbuildings in the Addington Minor Subdivision to be over 2200 square feet and will not have a roof height over 16 feet at the peak of the roof.
2. One residence and one large detached outbuilding per five acres, plus a small shed up to 300 square feet.
3. Only new homes and outbuildings constructed on this Subdivision allowed - no trailer homes or modular homes.

WITNESS my hand this 7th day of September, 1994.

Pansy Lee Addington
Pansy Lee Addington

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by
Pansy Lee Addington this 7th day of September, 1994.

Witness my hand and official seal.

Jane P. Clark
Notary Public

My Commission Expires: May 2, 1998.

