

RECORDED AUGUST 2, 1993 BK 360 PG 139 NO 144928 RONALD L. DAILEY, COUNTY CLERK

PARTY WALL AGREEMENT

This agreement made this 17th day of July, 1993, by and between William E. & Hollie L. Baumgartner as owner of 1405 Highland Avenue, Sheridan, WY 82801 more particularly described in attached legal description, and Larry M. & Sandra Theil as owner of 1407 Highland Avenue, Sheridan, WY 82801, more particularly described in attached legal description herein, agree to abide by the following:

Section 1. General Rules of Law to Apply: Each wall which is built as a part of the original construction of the homes upon the properties and placed on the dividing line between the herein described Parcels #1 and #2 shall constitute a party wall, and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance: The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion of such use.

Section 3. Destruction by Fire or other casualty: If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it and if the other Owners thereafter make use of the wall, they shall contributor to the cost of restoration thereof in proportion to such use without prejudice. However, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omission.

Section 4. Weatherproofing: Notwithstanding any other provision of this Article, an owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the who cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs with Land: The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration: In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator and such arbitrators shall choose one additional arbitrator and the decision shall be by a majority of all the arbitrators.

In witness whereof, the parties have executed this agreement.

William E. Baumgartner
Hollie L. Baumgartner
Larry M. Theil
Sandra Theil

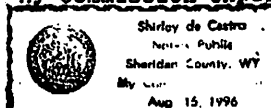
STATE OF WYOMING)
 COUNTY OF ~~DARKE~~
 SHERIDAN

The foregoing instrument was acknowledged before me by
William E. Baumgartner and Hollie L. Baumgartner
 this 17TH day of
July, 1993.

Witness my hand and official seal.

Shirley de Castro
 Notary Public

My Commission expires: August 15, 1996



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STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing instrument was acknowledged before me by
Larry M. Theil and Sandra Theil this
20th day of July, 1993.



Witness my hand and official seal

Mildred Jan. Salasak
Notary Public

Commission expires: March 23, 1996

EXHIBIT A

Legal description for 1405 Highland Avenue, Sheridan, WY 82801

South half of Lot 7, Block 3, Krause Addition. A
subdivision in Sheridan County, Wyoming, as recorded
in Book 1 of Plats, Page 257.

Legal description for 1407 Highland Avenue, Sheridan, WY 82801

North half of Lot 7, Block 3, Krause Addition. A
subdivision in Sheridan County, Wyoming, as recorded
in Book 1 of Plats, Page 257.