

RECORDED MAY 21, 1968 BK 165 PG 191 NO 546001 B. B. HUME, COUNTY CLERK

WARRANTY DEED

MIKE D. JANICH and GLADYS O. JANICH, husband and wife, Grantors, of Sheridan County, and State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO BERNARD L. HARNISH and ALICE J. HARNISH, husband and wife, it being the intention to create an estate by the entireties, Grantees, of Sheridan County and State of Wyoming, 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:

A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 32, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the Northeasterly Right of Way line of the Municipal Golf Course Road, said point being located West 555 feet and South 27°30' East, 1135 feet from the Northeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 32, thence South 27°30' East, 137.5 feet to a point, thence North 62°30' East, 270 feet to a point, thence North 27°30' West, 137.5 feet to a point, thence South 62°30' West, 270 feet to the point of Beginning, said tract containing 0.85 acres, more or less.

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

SUBJECT TO ALL easements, reservations and rights of way of record.

ALSO INCLUDING the right to the joint use of a strip of land 12.5 feet wide lying adjacent to the Southerly boundary line of said tract as a means of ingress and egress from said tract of land to the Municipal Golf Course Road.

EXCEPTING AND RESERVING, HOWEVER, a right of way across the Southerly 12.5 feet of said tract as a means of ingress and egress to be used by the owner of the tract of land located immediately Southerly and adjacent to the above described tract as a means of access from the tract of land located immediately South of and adjacent to the tract of land being conveyed hereby, to the Municipal Golf Course Road.

ALSO SUBJECT to a right of way for water line across said tract to serve the dwellings located between the above described tract and the State Secondary Highway, commonly known as the Big Goose Road.

ALSO SUBJECT to the following conditions, restrictions, covenants and reservations, to-wit:

- (a) Said tract shall be used for residential purposes only and that no building, other than a one-family residence with the customary outbuildings, including a private garage, shall be erected, maintained or permitted on said tract. No residence building shall be of such size that it shall contain less than 1250 square feet of floor area.
- (b) No temporary dwelling of any description whatsoever, including garages or any outbuildings used for residential purposes, shall ever be constructed, placed, maintained or occupied as such dwelling upon the above described tract, and no dwelling or other building, built or constructed upon any other site, shall be moved to or placed upon the above described tract or any portion thereof.
- (c) No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained or permitted upon said tract nor shall any machinery, appliances or structure ever be placed, operated or maintained thereon, the object or purposes of which is to facilitate carrying on with any trade, manufacturing, marketing or store, or the culture of poultry, livestock, dogs, cats or other commercial business of any kind or nature whatsoever.
- (d) There shall never be at any time, erected, permitted, maintained or carried on upon said tract or any part thereof, any saloon or place for the sale of or manufacture of malt, vinous, or spiritous liquors, or any factory, repair shop or manufacturing shop of any kind, nor any undertaking establishment, crematory, hospital, sanitarium or institution of like or kindred nature.

(e) That the Grantees, their heirs and assigns, shall own an undivided one-third interest in the 1½" water line from the City main line and they accept one-third of the liability for repairs and maintenance of said water line and be entitled to not more than one-third of the water entering the line from the City Main Line.

WITNESS their hands this 20 day of May, 1968.

Mike D. Janich
Gladys O. Janich

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 20 day of May, 1968, by MIKE D. JANICH and GLADYS O. JANICH, husband and wife.

Witness my hand and official seal.



William H. Kille
Notary Public

Commission expires: March 24, 1972