

WARRANTY DEED

RECORDED JULY 1, 1981 BK 258 PG 565 NO 320574 MARGARET LEWIS, COUNTY CLERK

Mary A. Neighbors, a widow, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Doris Stewart Carlson, a single person, whose address is 1290 Sugarland Drive, Apartment 114, Sheridan, 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:

Township 55 North, Range 84 West, 6th P.M.,
Sheridan County, Wyoming

SE $\frac{1}{4}$ of Section 15; also, all that part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 lying South of a line described as follows: Commencing at a point in the West line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ 1306 feet South of the NW Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, thence following the center of Little Goose Creek Easterly to a point 113 feet West of the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ and 1369 feet South of the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, thence East to the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$.

EXCEPT that part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 14 lying East and Southeasterly of the U. S. Highway No. 87 as presently located.

ALSO EXCEPTING the following described tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14 and in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 15, to-wit: Beginning at a point which is 147.9 feet East and 1284.8 feet South of the quarter corner common to Sections 14 and 15, thence South 33°46' West 395.8 feet to a point, thence North 39°25' West 149.5 feet to a point, thence North 5°25' West 224.8 feet to a point, thence North 11°31' East 172.4 feet to a point, thence South 63°45' East 227.9 feet to a point, thence South 51°9' East 125.4 feet to the point of beginning.

ALSO EXCEPTING a tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 15, described as follows: to-wit: Beginning at a point which is North 9°58' West 1671.8 feet from the SE Corner of said Section 15; thence North 1°08.9' West 954.1 feet, thence South 87°31.9' East 253.4 feet to the center of Little Goose Creek, thence up stream along the center of Little Goose Creek to a point which is East of the point of beginning, thence South 11°31' West 362.4 feet to the Westerly corner of the Elvern Neighbors tract, thence North 7°28.6' West 354.3 feet, thence South 88°07.1' West 143.4 feet to the point of beginning, said tract containing 5.6 acres.

ALSO EXCEPTING a tract of land containing 28.7 acres and a tract of land containing 7.3 acres, which are described in Warranty Deed recorded in Book 253 of Deeds at Page 297 in the Office of the County Clerk of Sheridan County, Wyoming.

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ALSO EXCEPTING the private roadway which extends from U. S. Highway 87 Westerly to Tracts 2, 3, & 4, which are shown on the plat which is attached hereto and marked Exhibit "A".

The tract of land which is covered by this conveyance to contain 168.6 acres, more or less, together with any improvements situate thereon and all water rights appropriated to said lands, together with ditches and ditch rights thereunto belonging.

SUBJECT TO all easements, reservations and restrictions of record and subject to a right-of-way for an irrigation ditch or ditches to carry irrigation water to the tract of land known as the E. J. Neighbors tract and the Chalfant tract.

Grantor and Grantee agree that a declaration of protective covenances will be adopted and filed with the Office of the Clerk of Sheridan County, Wyoming immediately after County regulatory bodies have accepted subdivision plats and prior to the resale of the land described herein or any part thereof, to-wit;

1. No mobile home park or trailer park shall be established on said lands, or any part thereof.
2. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All trash, garbage, and other waste shall be kept in in sanitary containers.
3. No goats or swine shall be fed or cared for at any time on any of said lands.
4. Only new construction shall be allowed on said lands. No used buildings and no metal buildings that do not, through their appearance, enhance the environmental surroundings, shall be allowed.

WITNESS my hand this 30th day of January, 1981.

Mary A. Neighbors
Mary A. Neighbors

STATE OF WYOMING)
COUNTY OF SHERIDAN) S

The foregoing instrument was acknowledged before me by Mary A. Neighbors, this 30th day of January, 1981.

Notary Public



My Commission Expires: January 18, 1982

