

WARRANTY DEED

BOB LEE BRAUNBERGER and ROXANNE J. BRAUNBERGER, husband and wife, grantors, of Sheridan County, State of Wyoming, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO CRAIG M. REICHERT and CARA L. REICHERT, husband and wife, as tenants by the entireties with full right of survivorship, grantees, whose address is _____, Sheridan, Wyoming, 82801, the following described real estate situate in Sheridan County and State of Wyoming, (TO WHICH REFERENCE MAY BE MADE HEREIN AS "PARCEL A) 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 NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 32; thence S38°26'49"W, 939.95 feet to the POINT OF BEGINNING of said tract, said point being the northwest corner of a tract of land described in Book 322 of Deeds, Page 38; thence S09°17'06"W, 161.29 feet (record S09°01'W, 161.9') along the west line of said tract described in Book 322 of Deeds, Page 38 to a point, said point being the southwest corner of said tract described in Book 322 of Deeds, Page 38; thence S89°45'36"E (record S89°18'30"E), 149.10 feet along the south line of said tract described in Book 322 of Deeds, Page 38 to a point; thence N00°14'24"E, 159.89 feet to a point, said point lying on the north line of said tract described in Book 322 of Deeds, page 38; thence S89°57'49"W (record WEST), 123.74 feet along said north line to the POINT OF BEGINNING.

Basis of Bearings is Tract in Book 258 of Deeds, Page 560.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

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

Neither Grantees nor their heirs or assigns shall or will erect or permit upon any portion of the said premises any building MORE THAN ONE STORY TALL. Neither Grantees nor their heirs or assigns shall SUBDIVIDE any portion of the said premises. Neither Grantees nor their heirs or assigns shall or will permit upon any portion of the said premises ANY SINGLE-WIDE MOBILE HOME.

The provisions of the above-described restrictions shall run with and bind the land and shall inure to the benefit of and be enforceable by any owner of the following described property (TO WHICH REFERENCE MAY BE MADE HEREIN AS "PARCEL B"):

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 32; thence S32°02'32"W, 868.37 feet to the POINT OF BEGINNING of said tract, said point lying on the north line of a tract of land described in Book 322 of Deeds, Page 38; thence S00°14'24"W, 159.89 feet to a point, said point lying on the south line of said tract of land described in Book 322 of Deeds, Page 38; thence S89°45'36"E (record S89°18'30"E), 318.38 feet along said south line to a point; thence N87°26'17"E, 159.31 feet (record S87°45'E, 159.0 feet) along said south line to a point; thence N01°08'51"W (record N01°W), 154.43 feet along the east line of said tract of land described in Book 322 of Deeds, Page 38; thence S89°57'50"W (record West), 473.77 feet along said north line of a tract of land described in Book 322 of Deeds, Page 38 to the POINT OF BEGINNING of said tract.

Basis of Bearings is a Tract described in Book 258 of Deeds, Page 560.

If any owner or person in possession of the above-described Parcel A shall violate or attempt to violate any of the restrictions herein, any other person, or persons, owning the above-described Parcel B shall have the right to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such restriction, either to prevent him, her, or them from so doing or to recover damages for such violation.

The failure by any owner of Parcel B to enforce any restrictions, conditions, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.

These restrictions are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring said Parcel A whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to said Parcel A shall thereby agree and covenant to abide by the foregoing restrictions. However, these restrictions shall be binding only for a period of 25 years from the date hereof.

WITNESS our hands this 10th day of April, 1996.

Bob Lee Braunberger
BOB LEE BRAUNBERGER

Roxanne J. Braunberger
ROXANNE J. BRAUNBERGER

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was acknowledged before me by BOB LEE BRAUNBERGER and ROXANNE J. BRAUNBERGER, this 10th day of April, 1996.

WITNESS my hand and official seal

Brian T. Kinnison
NOTARY PUBLIC

My Commission Expires: 5-13-98

