

WARRANTY DEED

CLARENCE A. MCKINLEY and RUBY L. MCKINLEY, Grantors, of Carbon County and State of Wyoming, for and in consideration of the sum of One Thousand Dollars (\$1,000.00), in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO

Fred Wilkesmann and Lillian M. Wilkesmann, Grantees, of

County and State of _____, the following described real estate, situate in Carbon 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:

The West one half of East one half of North West one fourth of North West one fourth (W 1/2, E 1/2, NW 1/4, NW 1/4) Section 22, Township 18 North, Range 78 West 6th P.M.

Reserving unto Grantors all Ski and road rights of way and all rights in and to all minerals, of all kinds whatsoever, But Subject, However, to the following Restrictive and Protective Covenants for all land now owned or hereafter acquired by Grantors in Section 22 and 27, Township 18 North, Range 78 West of the 6th P.M., Wyoming:

1. There shall be no pollution of the East Fork of Dutton Creek or any of its tributaries;
2. Grazing rights are limited to land owned by grantees herein or hereafter acquired by grantees herein.
3. Each purchaser from grantor herein to lands in Section 22 and 27 in said Township shall have equal water rights and water rights of way to the said East Fork of Dutton Creek and its tributaries in said areas;
4. All building sites and all buildings that shall be built by grantees upon the above described lands shall be maintained in a neat and orderly manner;
5. Hunting and fishing privileges are extended to all lands now owned by grantor or hereafter acquired by grantor in said Sections 22 and 27, but said privileges must not be commercialized by grantees herein;
6. These covenants are to run with land and shall be binding on grantors and grantees and all persons claiming under them.
7. If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in W 1/2 of Section 27 and W 1/2 of Section 22 in said Township to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or the dues for such violation.

WITNESS our HAND this 30 day of Sept., A. D., 1957.

Clarence A. McKinley
Ruby L. McKinley

STATE OF WYOMING :
 : SS
COUNTY OF Albany :

On this 30th day of September, A.D., 1957, before me personally appeared CLARENCE A. MCKINLEY and RUBY L. MCKINLEY, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

W. H. Brown
NOTARY PUBLIC



My Commission Expires: January 20, 1960



RECORDED Aug 12 1957 AT 11:15 O'CLOCK P. M.
IN BOOK 3927 PAGE 9 RAWLINS, WYO.
NO. 361323 R. G. ENESTROM, COUNTY CLERK

Applicant 3/2/77 - Blk 655 - Page 485 - Instrument # 590150 - Mary H. Bradford, Co. Clerk for months - M. Jambin, Deputy

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WARRANT DEED - FORM NO. 10

WARRANTY DEED

FRED WILKESMANN and LILLIAN M. WILKESMANN, husband and wife,

grantors, of Carbon County, and State of Wyoming, for and in consideration of

Ten Dollars and other good and valuable considerations

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO MILTON R. FISHER and JOYCE FISHER, husband and wife,

grantee, of Carbon County, and State of Wyoming,

the following described real estate, situate in Carbon 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:

The West Half of the East Half of the Northwest Quarter of the Northwest Quarter (W 1/2 E 1/2 NW 1/4) of Section 22, Township 18 North, Range 78 West of the 6th P.M., Carbon County, Wyoming, together with all improvements thereon and appurtenances thereto.

RESERVING to grantors a perpetual right of way for roadway across the above property as the road is presently located; and RESERVING to grantors all oil, gas and other minerals in and under said property with the right to prospect for, mine and remove same. This conveyance is further made subject to the following restrictive and protective covenants: (1) Grantees shall not pollute the East Fork of Dutton Creek or its tributaries. (2) Grantees shall not graze livestock outside the limits of the land owned by them. (3) The subject property shall be maintained in a neat and orderly manner. (4) These restrictions and covenants shall be binding upon the grantees, their heirs, successors and assigns.

WITNESS our hand this 24 day of February, 1967

Fred Wilkesmann
Lillian M. Wilkesmann

State of WYOMING
County of CARBON

The foregoing instrument was acknowledged before me this day of February, 1967

Witness my hand and official seal.



Emily U. Douglas
Title of Officer
Notary Public

My Commission Expires: October 20, 1970

RECORDED IN BOOK NO. 494911 PAGE 174 RAWLINS, WYO. B. G. ENGSTROM, COUNTY CLERK