

78927

WARRANTY DEED

RECORDED *July 2* 19*62* *3:00 P. M.*
 IN BOOK *11 Deeds* PAGE *369*
 FEES \$ *1.00* *M. L. Friedman* COUNTY CLERK
 SUBLETTE COUNTY, PINEDALE, WYOMING

Paul Crear and Dorothy Crear, husband and wife, of the County of Essex, State of New York, grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT unto Daniel W. Ruple and Joan R. Ruple, his wife, grantee, the following described real estate situate in the County of Sublette and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of said State, to-wit:

Lots Six (6) and Seven (7), in the Pine Creek Subdivision, as the same appears on the plat and map thereof of record in the office of the Clerk of Sublette County, Wyoming and together with all improvements situate thereon or appurtenant thereto, and subject to all reservations and exceptions contained in United States Patents to said lands, or otherwise appearing of record.

The conveyance aforesaid is subject to the following restrictions, conditions, covenants, charges and agreements:

1. No building, nor any portion or projections thereof, shall be erected or permitted or maintained within thirty feet of any front street, all buildings to be of new construction.
2. The grantee herein may sell and convey the above described lot in full at any time hereafter, but no part or portion thereof, as said lot is shown and set forth on the plat and map of the Pine Creek Subdivision, shall be sold or conveyed.
3. As to each owner of any other lot in the Pine Creek Subdivision tract, and his heirs, successors and assigns, the aforesaid restrictions, covenants, conditions, charges and agreements shall run with the real estate and premises herein conveyed for the benefit of the aforesaid other lots in said Pine Creek Subdivision tract and the owners thereof and shall continue to so run hereafter until the 1st day of January, 1977.
4. The provisions herein contained shall bind and inure to the benefit of and be enforceable by the grantors or the owner or owners of any other lots shown on the plat and map of said Pine Creek Subdivision tract, and their legal representatives, heirs, successors and assigns, and failure by the grantors herein or said other owners to enforce any of such restrictions, conditions, covenants, charges and agreements herein mentioned, shall in no event be deemed a waiver of the right to so do thereafter.

WITNESS OUR HANDS this *28th* day of *June*, A. D. 1962.



Paul Crear
 Paul Crear

Dorothy Crear
 Dorothy Crear

State of New York }
 County of Essex } ss.

On this *28th* day of *June*, A. D. 1962, before me personally appeared Paul Crear and Dorothy Crear, 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.

My commission expires:

M. L. Friedman
 Notary Public



M. LEO FRIEDMAN
 NOTARY PUBLIC, State of New York
 No. 16-6414350
 Qualified in Essex County
 Term Expires March 30, 1964