

Recorded at Request of \_\_\_\_\_  
 at \_\_\_\_ M. Fee Paid \$ \_\_\_\_.  
 by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_  
 Mail tax notice to \_\_\_\_\_  
 Address \_\_\_\_\_

W A R R A N T Y      D E E D

JOHN L. SCHWABACHER, a/k/a JACK SCHWABACHER, and MARTHA B. SCHWABACHER, his wife, grantors, of Daniel, County of Sublette, State of Wyoming, hereby CONVEY and WARRANT to JOHN SULENTA and GRACE E. SULENTA, his wife, as Joint Tenants with rights of survivorship, and to the survivor of them, and not as Tenants-in-Common, grantees, of Pinedale, County of Sublette, State of Wyoming, for the sum of TEN DOLLARS (\$10.00) and other valuable consideration the following described tracts of land located in Sublette County, State of Wyoming:

Township 37 North, Range 111 West, Sixth PM

Section 13: Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section; running thence east a distance of 330 feet; thence south a distance of 2640 feet; thence west a distance of 330 feet; thence north a distance of 2640 feet, to the point of beginning, and containing 20 acres, more or less.

TOGETHER with a right-of-way, for ingress and egress to the above lands, over and across the lands, described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said Section 13; running thence east a distance of 40 feet; thence south a distance of 2640 feet; thence west a distance of 40 feet; thence north a distance of 2640 feet, to the place of beginning.

Reserving, however, unto the grantors, their heirs, executors, and assigns, a right-of-way over and across the said lands, for all forms of travel, including, but not limited to, the driving of livestock.

That, as part of the consideration for this conveyance, the second parties for themselves, their successors, and assigns, covenant and agree that no building or structure, addition to, or alteration thereof, shall be built within fifty (50) feet of the boundary of said property; that not more than one dwelling or place of business shall be constructed upon each five-acre tract thereof; that no building shall be constructed at a reasonable cost of less than Ten Thousand Dollars (\$10,000.00), exclusive of sewage, water, or other utility lines; that all buildings, including dwellings, shall be constructed with sewage and other health facilities to adequately meet standard requirements; and that resale of the said premises, or any part thereof, shall be in tracts of not less than five (5) acres. All structures to be built upon the above-described lands shall be of brick or comparable materials, of an architecture and style to enhance the property and to make the same attractive, and to be approved by grantor.

No telephone nor electric power, or other, line may be constructed above the ground, but all such lines are to be constructed underground.