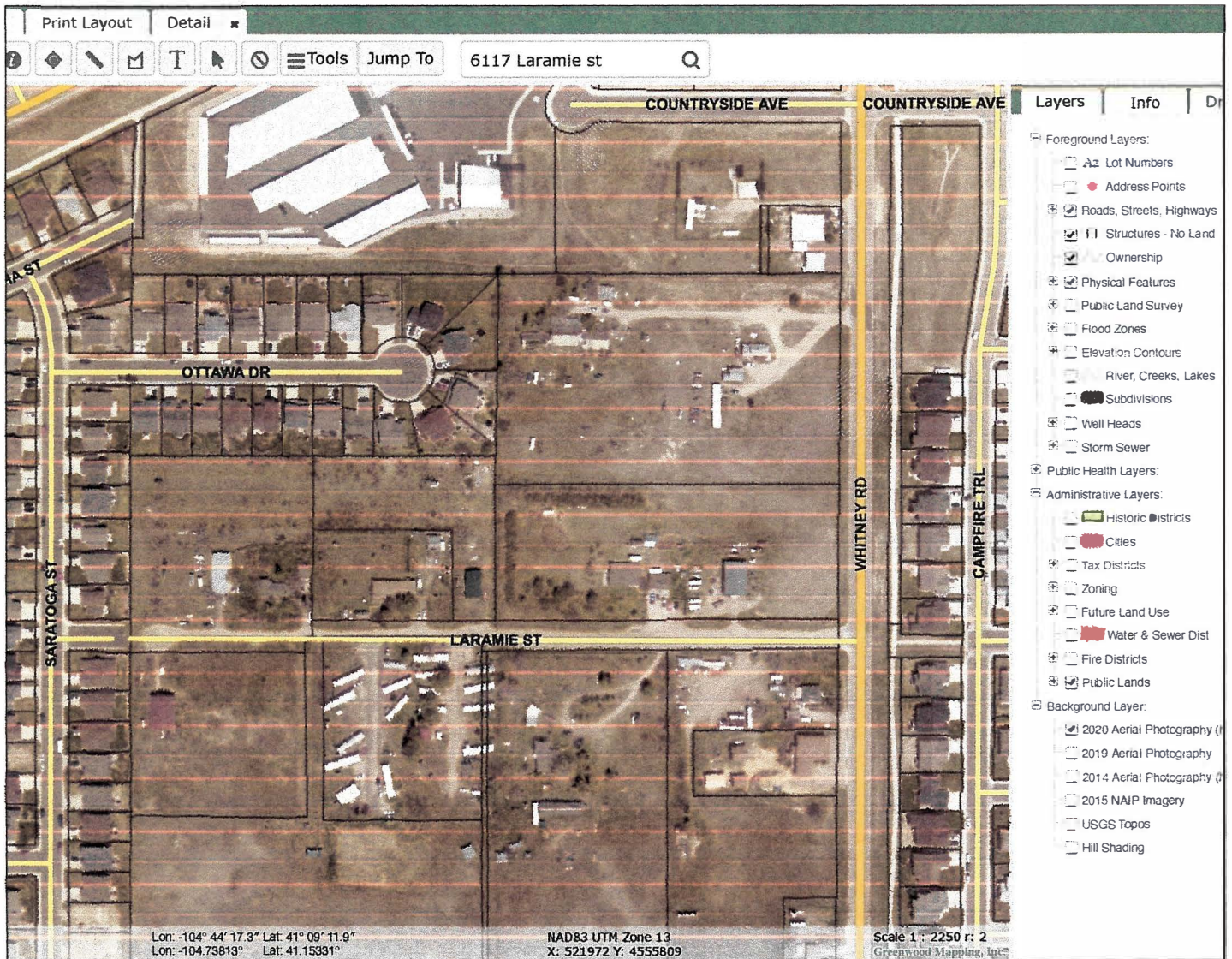


# HILLTOP FUNDING



## Laramie Street Dedication Petition

Prepared for: Laramie County Board Of Commissioners

Prepared by: Rick Redella, on behalf of HillTop Funding

Tuesday, July 27, 2021

Hilltop Funding LLC  
1419 Morrie Avenue  
Cheyenne, Wyoming 82001

LARAMIE COUNTY CLERK  
CHEYENNE, WY

**Laramie County Road Petition**

2021 JUL 30 A 8:50

**Establishment, Alteration or Vacation of County Highway by  
Petition, Public Hearing, and Board Resolution.**

**W.S. 24-3-101**

***“ (b) (i) Any person desiring the establishment, vacation or alteration of a county highway shall in the office of the County Clerk of the proper county (Laramie), a petition signed by five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of Laramie County. The undersigned ask that a County highway, commencing at (see attached Meets and boundaries) , running thence, and terminating at (See Meets and Boundaries ) be established as a (Laramie) County Public Road.***

***(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation, or alteration of the county highway is to be made.”***

**To the Board of County Commissioners of Laramie County  
Wyoming:**

**The undersigned ask that a public road as described (see attached “Meets and Boundaries”) be Established as said right-of-way is 60 feet wide named is currently used as Laramie Street.**

***(Laramie Street has been used by the residents and the Post Office for 70 years)***

**Tuesday, July 27, 2021**

**Hilltop Funding LLC**  
1419 Morrie Avenue  
Cheyenne, Wyoming 82001

## **Laramie County Road Petition (Continued)**

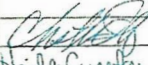
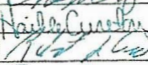



**Attached are signatures for at least five (5) electors residing within 25 miles of said road and a list of landowners.**

**Signatures Residents of Laramie Street**

Tuesday, July 27, 2021

Hilltop Funding LLC  
1419 Morrie Avenue  
Cheyenne, Wyoming 82001

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:






| PRINTED NAME     | SIGNATURE   | RESIDENTIAL ADDRESS | MAILING ADDRESS (IF DIFFERENT) | TELEPHONE    |
|------------------|---|---------------------|--------------------------------|--------------|
| Christina Stratz |  | 6017 Laramie St #23 | SAME                           | 770-412-4109 |
| Mailee Curston   |  | 6117 Laramie St #15 | SAME                           | 307-251-5760 |
| Not a list       |  | 6412 Laramie St 24  | SAME                           | 307-277-7723 |
| Regan Basen      |  | 6112 Laramie #3     | SAME                           | 307-369-9544 |
| Paul Erickson    |  | 6112 Laramie #1     | SAME                           | 307-365-3900 |
|                  |   |                     |                                |              |
|                  |   |                     |                                |              |
|                  |   |                     |                                |              |

(PP-7)

Tuesday, July 27, 2021

Hilltop Funding LLC  
1419 Morrie Avenue  
Cheyenne, Wyoming 82001

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

| PRINTED NAME    | SIGNATURE   | RESIDENTIAL ADDRESS         | MAILING ADDRESS (IF DIFFERENT) | TELEPHONE    |
|-----------------|---|-----------------------------|--------------------------------|--------------|
| BEN RAYL        |  | 4602 E 10 <sup>th</sup> ST  | 82001                          | 307-236-0594 |
| J. Fred Volk    |  | 2969 Champion Dr            | 82009                          | 307-411-6597 |
| Ron Foreman     |  | 1937 Chestnut Ave           | 82001                          | 307-630-0111 |
| Laura Portleiss |  | 2751 EVANS                  | 82001                          | 307-274-6240 |
| Boyd Shannon    |  | 615 E. 19 <sup>th</sup> St. | 82003 Po Box 277               | 307-326-7330 |
|                 |   |                             |                                |              |
|                 |   |                             |                                |              |
|                 |   |                             |                                |              |
|                 |   |                             |                                |              |



LARAMIE COUNTY ROAD PETITION

East Laramie Street  
(Continued)

Respectfully submitted,

1-17-2020

NAME  
Hilltop Funding, Inc  
Rick Penella  
*Call Penella*

ADDRESS & PHONE NUMBER  
EVERGREEN MOBILE HOME PARK  
6117 EAST LARAMIE ST  
CHEYENNE, WY 82001  
347.494.1590

Phone 7 Messenger

1-17-2020

Charles F. Messenger

Habitat for Humanity of  
Laramie County

*Kate Knight ED*

Little Ridge LLC  
Little Ridge Subdivision  
F. Kent W. C., member

506 Shoshoni  
Cheyenne, WY 82009

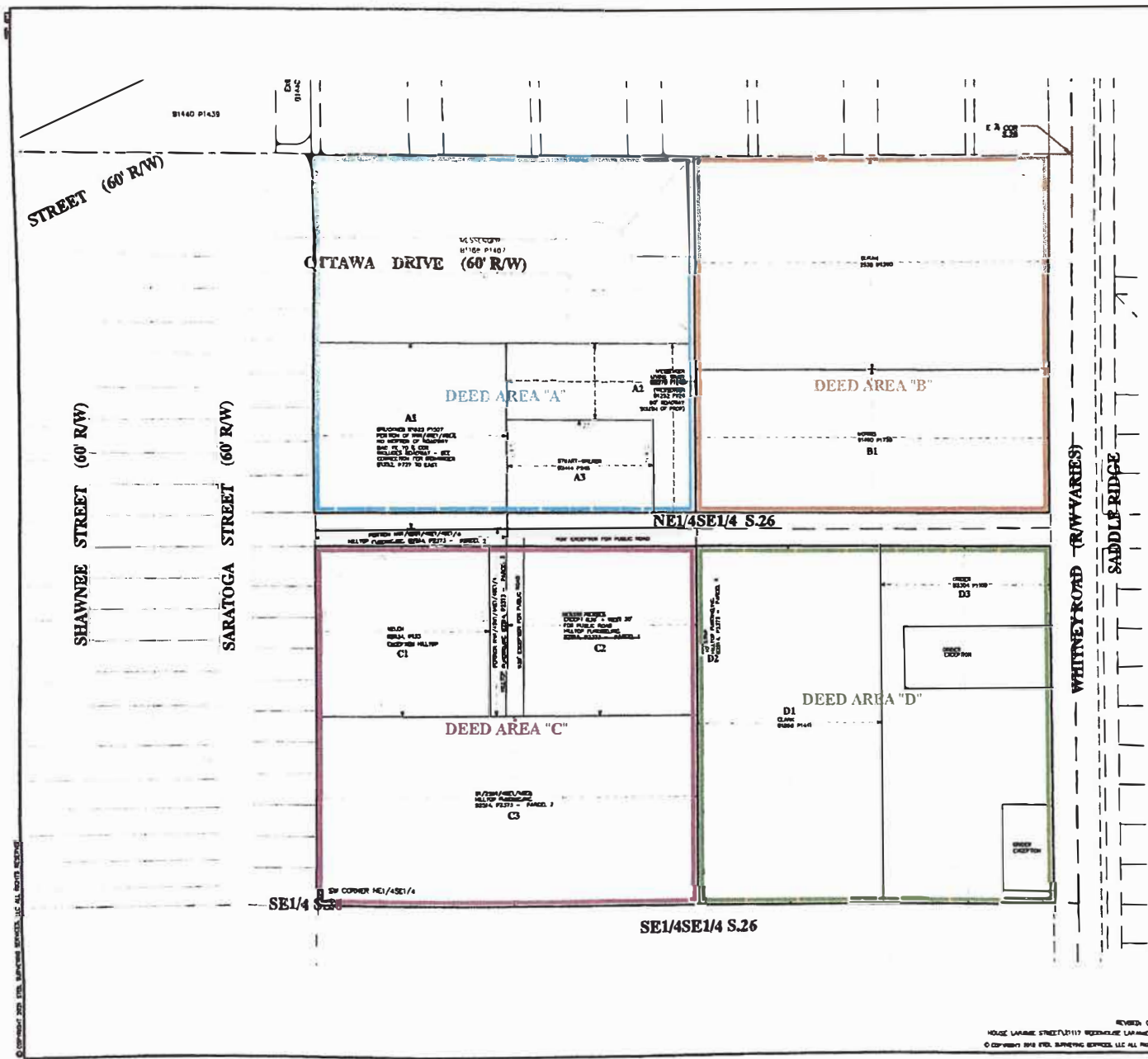
US 30 Business Plaza  
US30BP, LLC

506 Shoshoni St.  
Cheyenne, WY 82009

*John Edwards* Member

that the written

the



**CERTIFICATE OF SURVEYOR**

I, Jeffrey S. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby certify, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision and that this map correctly shows the results of said survey and that the measurements hereon are not to be altered.



**CURRENT OWNERSHIP LAND DESCRIPTION EXHIBIT LARAMIE STREET**

THE NEXSEX OF SECTION 26, T.14N., R.66W., 6th P.M., LARAMIE COUNTY, WYOMING  
 PREPARED June, 2021

**STEEL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 PLANNING-DEVELOPMENT-SPECIALISTS

1100 WEST 19th ST., CHEYENNE, WY. 82001 • (307) 624-7873  
 750 OLLIBERT ST., WHEATLAND, WY. 82201 • (307) 568-9799  
[www.steel-survey.com](http://www.steel-survey.com) • [info@steel-survey.com](mailto:info@steel-survey.com)

REVISED 02/02/2021  
 HOUSE LARAMIE STREET/1117 WOODHOUSE LARAMIE STREET JIM  
 © COPYRIGHT 2021 STEEL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED



| Index Page #       | Document Type  | Grantor(s)                                  | Grantee(s)                                  | Book/Page/Document # | Date Recorded | Notes   |
|--------------------|--|---|---|----------------------|---------------|---|
| Area A<br>P.1-2    | Warranty Deed  | Pearl Swinbank                              | Emory M Oakely and Sadie O. Oakley          | 400/499/441467       | Feb. 5, 1946  | **60 foot strip south of property for use as public road                                  |
| Area A-1<br>P. 1   | Warranty Deed<br>(Current Property Deed)             | Joe N. Jordan and Pauline L. Jordan         | Richard D. Bruckner                         | 1622/1507/309339     | Dec. 3, 2001  | ** Shows restrictions - description does not include any portion of road                  |
| Area A-2<br>P. 1-2 | Corrective Quitclaim Deed<br>(Current Property Deed) | Charles F. Messenger and Edith K. Messenger | Messenger Living Trust                      | 2278/1248/592858     | June 5, 2012  | **Messenger's corrected deed to reflect legal description does not include public roadway |
| Area A-2<br>P. 3-4 | Quitclaim Deed                                       | Charles F. Messenger and Edith K. Messenger | Messenger Living Trust                      | 2274/1046/590980     | May 9, 2012   | Messenger First Quitclaim Deed to Trust   |
| Area A-2<br>P. 5   | Correction Warranty Deed                             | Max O. Priebe and Nancy D. Priebe           | Charles F. Messenger and Edith K. Messenger | 1252/924/035344      | Oct. 13, 1987 | Messenger Corrective Warranty Deed - recorded to show public road easement                |

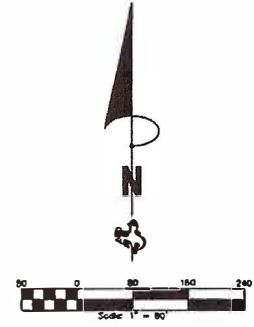
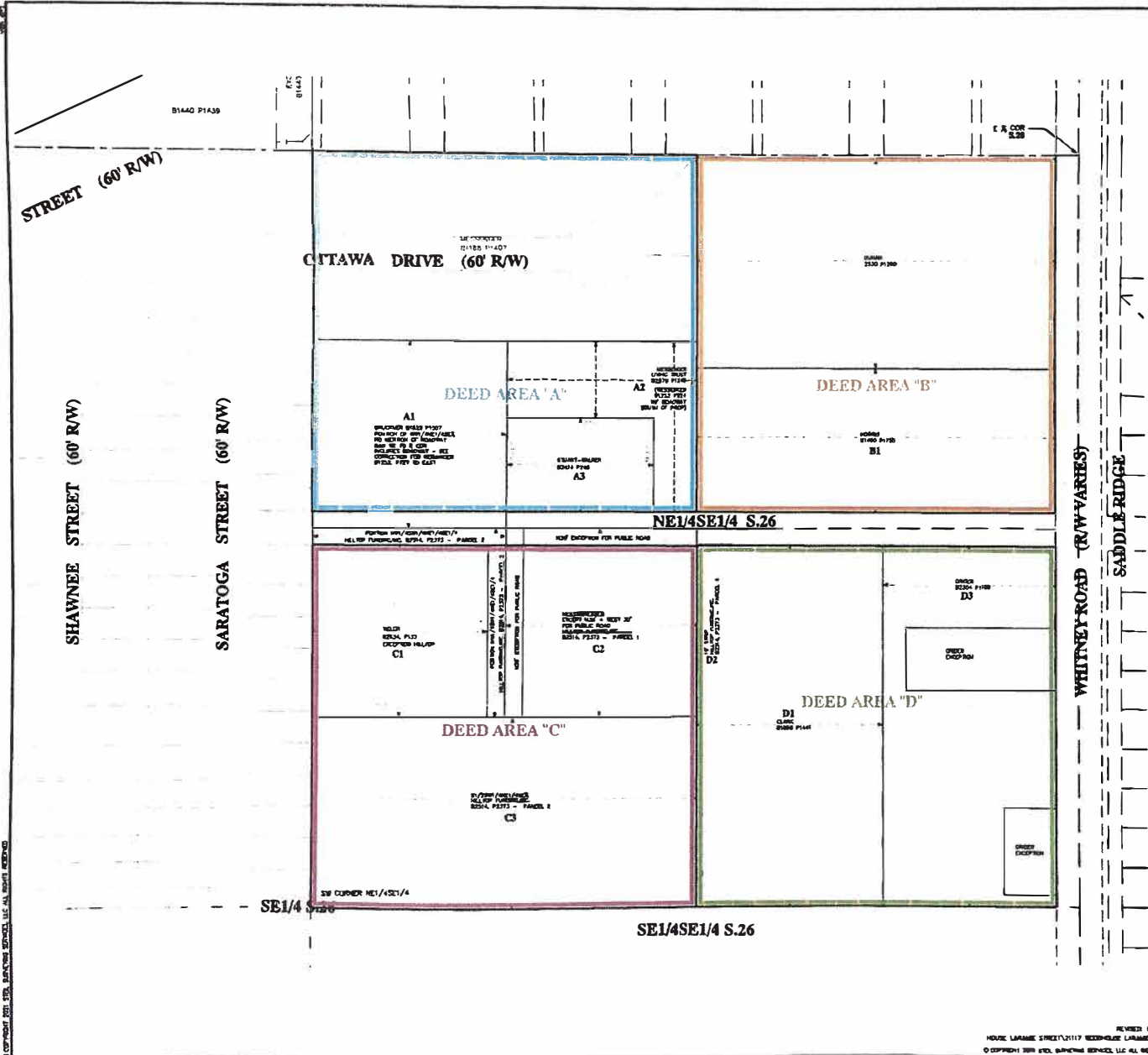
| Index Page #     | Document Type                            | Grantor(s)                               | Grantee(s)                                  | Book/Page/Document # | Date Recorded  | Notes  |
|------------------|--|--|---|----------------------|----------------|--|
| Area A-3<br>P. 1 | Warranty Deed<br>(Current Property Deed) | David C. Morris & Karlene L. Morris      | Adam Stuart-Walker and Hannah Stuart-Walker | 2618/1213/751144     | April 18, 2019 | **Legal description does not include any portion of road |
| Area A-3<br>P. 2 | Warranty Deed                            | Randy R. Lussier and Kathleen G. Lussier | David C. Morris and Karlene L. Morris       | 2414/248/648670      | Nov. 3, 2014   | **Legal description does on include any portion of road  |
|                  |  |  |   |                      |                |  |

| Index Page #     | Document Type                            | Grantor(s)                          | Grantee(s)                            | Book/Page/Document # | Date Recorded | Notes   |
|------------------|--|-------------------------------------|---------------------------------------|----------------------|---------------|---|
| Area B<br>P. 1-2 | Warranty Deed                            | Pearl Swinbank                      | Alvin H Rogers and Thelma Faye Rogers | 394/613/431946       | May 11, 1945  | **Strip of land 60 feet in width for public road                |
| Area B-1<br>P. 3 | Warranty Deed<br>(Current Property Deed) | Mark T. Morris and Trisha F. Morris | Mark T. Morris and Trisha F. Morris   | 1490/1755/231198     | Aug. 5, 1998  | ** Previous deed legal description does not include public road |

| Index Page #       | Document Type  | Grantor(s)                          | Grantee(s)                           | Book/Page/Document # | Date Recorded | Notes  |
|--------------------|----------------|-------------------------------------|--------------------------------------|----------------------|---------------|--|
| Area D<br>P. 1-2   | Warranty Deed  | Pearl Swinbank                      | John. Oakley and Charlotte Oakley    | 450/426/491163       | Nov. 5, 1948  | **60 foot strip north of property for use as public road             |
| Area D<br>P. 3     | Warranty Deed  | Pearl Swinbank                      | John. M. Oakley and Charlotte Oakely | 400/389/441025       | Jan. 26, 1946 | ** 60 foot strip north of property for use as public road            |
| Area D-1<br>P. 1   | Warranty Deed  | E. Jayne Clark                      | Michael D. Clark and E. Jayne Clark  | 1868/1441/400080     | Mar. 8, 2005  | **Legal description does not include roadway                         |
| Area D-2<br>P. 1-2 | Warranty Deed  | Michael D. Clark and E. Jayne Clark | Evergreen Properties, LLC            | 2514/2370/691474     | Sept. 6, 2016 | **Previous deed - shows 10 foot strip to Hilltop Funding predecessor |
| Area D-2<br>P. 3-4 | Warranty Deed  | Evergreen Properties, LLC           | Hilltop Funding, LLC                 | 2514/2373/691476     | Sept. 2, 2016 | **Deed for Strip   |
| Area D-3<br>P. 1-2 | Quitclaim Deed | Kristina Christensen(Grider)        | Timothy Ray Grider                   | 2304/1109/602930     | Nov. 6, 2012  | **Legal description does not include public road                     |

|                     |                      |                        |   |                  |               |   |
|---------------------|----------------------|------------------------|---|------------------|---------------|---|
| Area D-3<br>P. 3-4  | Quitclaim<br>Deed    | Kristina Grider        | Kristina L. Grider<br>and Timothy R.<br>Grider  | 1664/1034/328161 | Aug. 6, 2002  | **Previous<br>Deed - legal<br>description<br>does not<br>include public<br>road               |
| Area D-3<br>P. 5    | Warranty<br>Deed     | TG Investments,<br>LLC | Timothy Ray<br>Grider and<br>Kristina L. Grider | 1990/387/466687  | Jan. 29, 2007 | **Previous<br>deed to<br>Griders - legal<br>description<br>does not<br>include<br>public road |
| Area D-3<br>P. 6-10 | Contract for<br>Deed | Timothy R. Grider      | Patrick H. Jenkins                              | 2645/1606/764925 | Nov. 1, 2019  | **Current<br>Contract for<br>Deed - Grider<br>property  |

| Index Page # | Document<br>Type                 | Grantor(s) | Grantee(s) | Book/Page/Document<br># | Date Recorded | Notes   |
|--------------|----------------------------------|------------|------------|-------------------------|---------------|---|
| E<br>P. 1-2  | Road<br>Maintenance<br>Agreement |            |            | 1576/1046/287872        | Jan. 23, 2001 | ** Road<br>Maintenance<br>Agreement for<br>Laramie Street<br>as recorded<br>with previous<br>owners |



**CERTIFICATE OF SURVEYOR**

I, Jeffrey S. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map accurately shows the results of said survey and that the same is true and correct as shown.



**CURRENT OWNERSHIP LAND DESCRIPTION EXHIBIT LARAMIE STREET**

THE NEXSEK OF SECTION 26, T.14N., R.66W., 6th P.M. LARAMIE COUNTY, WYOMING  
 PREPARED June, 2021



**STEEL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 PLANNING & DEVELOPMENT SPECIALISTS  
 1168 WEST 19th ST., CHEYENNE, WY. 82001 • (307) 634-7373  
 736 OZCREEK ST., WILMINGTON, WY. 82001 • (307) 523-7789  
 www.steel-survey.com • info@steel-survey.com

REVISION: 06/02/2021  
 HOME: LARAMIE STREET/1117 WILMINGTON LARAMIE STREET/14th  
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4100

WARRANTY DEED—Short Form

RECORDED **FEB 5 1946** AT **WYOMING**  
RECEPTION NO. **441467** L. R. GOPP, Recorder

Printed and for sale by Pioneer Printing Co.

499

**A**

Pearl Swinbank, a widow woman, of Denver, Colorado,

grantor

for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS** Dollars  
in hand paid, convey and warrant to **Emory M. Oakley and Sadie O. Oakley,**  
husband and wife, of Cheyenne, Wyoming,

grantees

the following described real estate, situated in the County of **Laramie,** State of Wyoming,

to-wit: All that portion of the **NE 1/4 SE 1/4** of Section 26, T. 14 N., R. 66 W.  
of the 6th P.M., as more particularly described as follows:

Beginning at a point on the East-West center line of Section 26,  
said point bearing S. 89° 30' W. a distance of 665.5 feet from the  
East one quarter corner of Section 26. Thence S. 0° 20' E. a distance  
of 630.32 feet, thence S. 89° 29' W. a distance of 664.75 feet,  
thence N. 0° 25' W. a distance of 630.26 feet to a point on the  
East-West center line of Section 26, thence N. 89° 30' E. a distance  
of 665.5 feet to the point of beginning. All lying within the **NE 1/4**  
**SE 1/4** of Section 26, T. 14 N., R. 66 W. of the 6th P.M. and contain-  
ing 9.62 acres more or less. It is further stipulated that a strip  
of land 60 feet in width, parallel with and adjacent to the south  
boundary of the above described tract is hereby provided for use  
of the public as a road.

And the said **Grantor** hereby covenants with  
the said **Grantees**

that she is

lawfully seized of said premises; that they are free from encumbrances, and she warrant the  
title thereto against the lawful claims of all persons whomsoever, except



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the **26th** day of **January**, A. D. 19**46**

Signed, Sealed and Delivered in Presence of **x Pearl Swinbank** [SEAL]

\*\*60 foot strip south of property for use as public road [SEAL]  
Area A - P.1 [SEAL]

THE STATE OF COLORADO }  
County of Denver } ss.

On this 31 day of January, 1946, before me personally  
appeared Pearl Swinbank, a widow woman, of Denver, Colorado.

to me known to be the person described in and who executed the foregoing statement, and acknowledged that she  
executed the same as her free act and deed, including the release and waiver of the right of homestead, the  
said right having been by me fully apprised of right and the effect of signing and  
acknowledging the said instrument.



My commission (term) expires on the FEB 29 1948 day of  
notarial seal, this JAN 31 1946 day of

Logan Green  
Notary Public

Area A: P. 2

1101 West 19th  
Photographed  
Indexed 441467  
Abstracted

WARRANTY DEED

Pearl Swinbank

-TO-

Emory M. Oakley and

Sadie O. Oakley

State of WYOMING }  
County of LARAMIE } ss.

This instrument was filed for record at  
2:32 o'clock P.M., on the 5  
day of February

A. D., 1946 and duly recorded in

Book 400 on Page 499-500

G. R. O'Connell  
County Clerk and Ex-Officio Registrar of Deeds

By Dorothy Schultz  
deputy.

Fees, \$

A-1

LCA-03275-01

### WARRANTY DEED

Joc N. Jordan and Pauline L. Jordan, husband and wife

grantor(s), of Laramie County, and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations in hand paid, receipt whereof is hereby acknowledged, convey and warrant to

Richard D. Bruckner

grantee(s) of Laramie County, and State of Wyoming, whose address is 6016 Laramie Street, Cheyenne, WY the following described real estate, situated in Laramie 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:

A portion of the NW1/4NE1/4SE1/4 of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point which bears S 73 degrees 13' W., a distance of 1181.20 feet from the East 1/4 corner of said Section 26; thence S 0 degrees 22.5' E., a distance of 330.14 feet to a point; thence S. 89 degrees 29'W., a distance of 332.65 feet to a point; thence N. 0 degrees 25' W., a distance of 330.13 feet to a point; thence N 89 degrees 29.5' E., a distance of 332.56 feet to the point of beginning.

Subject to any and all restrictions, reservations, covenants and easements of record.

Witness my/our hand(s) on the 30th day of November, 2001.

*Joe N. Jordan*  
Joe N. Jordan  
*Pauline L. Jordan*  
Pauline L. Jordan

State of Wyoming

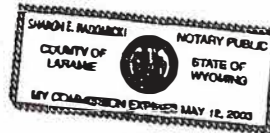
County of Laramie

The foregoing instrument was acknowledged before me by Joe N. Jordan and Pauline L. Jordan, husband and wife on the 30th day of November, 2001.

Witness my hand and official seal.

*Sharon E. Radomski*  
Notary Public

Commission Expires: \_\_\_\_\_



\*\* Shows restrictions - description does not include any portion of road  
Area A-1: P. 1 (Current Property Deed)



**CORRECTIVE QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that Charles F. Messenger and Edith K. Messenger, husband and wife, Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, Grantees, the receipt of which is hereby confessed and acknowledged, have remised, released, and forever quitclaimed and by these presents do, for their assigns, successors, and administrators, remise, release and forever quitclaim unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, forever, all such right, title, interest, property, possession, claim and demand, as they have or ought to have, in or to all the following described premises described as:

A portion of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section Twenty Six (§26), Township Fourteen North (Twp. 14N), Range Sixty Six West (R66W) of the Sixth Principal meridian (6<sup>th</sup> P.M.), Laramie County, Wyoming, described as:

Beginning at a point which bears South 73°13' West 1181.20 feet from the East Quarter Corner of said Section Twenty Six (§26); thence North 89°29.5' East 332.46 feet; thence South 0°20' East 300.29 feet; thence South 89° 29' West 332.38 feet' thence North 0°22.5' West 300.4 feet to the Point of Beginning.

**LESS** that portion thereof that is the subject of that Warranty Deed from Charles F. Messenger and Edith K. Messenger, husband and wife, Grantors, to Kris R. Ziegler and Shelly R. Ziegler, husband and wife, recorded on July 2, 2001, in the office of the Laramie County Clerk and *ex officio* Recorder of Deeds at Book 1598, Page 756 described as:

A portion of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section Twenty Six (§26), Township Fourteen North (Twp. 14N), Range Sixty Six West (R66W) of the Sixth Principal meridian (6<sup>th</sup> P.M.), Laramie County, Wyoming, described as:

Beginning at the southwest corner of a 2.29 acre parcel belonging to Charles and Edith Messenger, as conveyed in a deed recorded in Book 1252, Page 924, Laramie County Wyoming records, being the TRUE POINT OF BEGINNING; thence N.89°29'E., along the south line of said Messenger parcel, a distance of 255.0 feet to a point; thence N.0°22'30"W., parallel to the west line of said Messenger parcel, a distance of 164.5 feet to a point; thence S.89°29'W., parallel to the south line of said Messenger parcel, a distance of 255.0 feet to a point on the west line of said Messenger parcel; thence S.0°22'30"E., along said west line, a distance of 164.5 feet to the TRUE POINT OF BEGINNING.

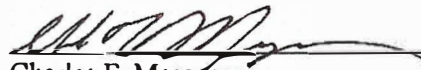
**\*\*Messenger's corrected deed to reflect legal description does not include public roadway Area A-2: P. 1 (Current Property Deed)**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, to its own proper use and behoof forever. So that neither Charles F. Messenger and Edith K. Messenger, husband and wife, nor any other person in their names or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

This Corrective Quitclaim Deed is filed for the purpose of correcting the legal description set forth in that Quitclaim Deed recorded on May 9, 2012, in the office of the Laramie County Clerk and ex officio Recorder of Deeds at Book 2274, Page 1046.

~~May~~ IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31<sup>st</sup> day of ~~June~~ <sup>May</sup> 2012.

  
Charles F. Messenger

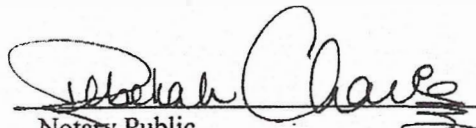
  
Edith K. Messenger

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged, subscribed and sworn to before me by Charles F. Messenger and Edith K. Messenger this 31<sup>st</sup> day of ~~June~~ <sup>May</sup> 2012.

Witness my hand and official seal.



  
Notary Public

My commission expires: July 21, 2012

A-2

RECORDED 5/09/2012 AT 4:25 PM REC# 590980 BK# 2274 PG# 1046  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

## QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that Charles F. Messenger and Edith K. Messenger, husband and wife, Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, Grantees, the receipt of which is hereby confessed and acknowledged, have remised, released, and forever quitclaimed and by these presents do, for their assigns, successors, and administrators, remise, release and forever quitclaim unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, forever, all such right, title, interest, property, possession, claim and demand, as they have or ought to have, in or to all the following described premises described as:

A portion of the Northeast Quarter of the Southeast Quarter (NW1/4SE1/4), Section Twenty Six (§26), Township Fourteen North (Twp. 14N), Range Sixty Six West (R66W) of the Sixth Principal meridian (6<sup>th</sup> P.M.), Laramie County, Wyoming, described as:


Beginning at a point which bears South 73°13' West 1181.20 feet from the East Quarter Corner of said Section Twenty Six (§26); thence North 89°29.5' East 332.46 feet; thence South 0°20' East 300.29 feet; thence South 89° 29' West 332.38 feet' thence North 0°22.5' West 300.4 feet to the Point of Beginning,

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto Charles F. Messenger and Edith K. Messenger, Trustees of the Messenger Living Trust dated January 29, 1999, as amended, to its own proper use and behoof forever. So that neither Charles F. Messenger and Edith K. Messenger, husband and wife, nor any other person in their names or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9 day of May, 2012.

  
Charles F. Messenger


  
Edith K. Messenger

A-2

STATE OF WYOMING )  
 ) ss.  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged, subscribed and sworn to before me by Charles F. Messenger and Edith K. Messenger this 7 day of May, 2012.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public



RECORDED 5/09/2012 AT 4:25 PM REC# 590980 BK# 2274 PG# 1047  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

THE TITLE GUARANTY COMPANY OF WYOMING, INC.  
FORM 3-C

COPY TO ASSESSOR

CORRECTION  
WARRANTY DEED

|   |              |
|---|--------------|
| This Instrument Filed for Record on the           |              |
| _____ day of _____ 19__ at _____ o'clock _____ M. |              |
| and Recorded in Book _____ of _____               |              |
| Page _____  |              |
| NO. _____   | County Clerk |

Max O. Priebe and Nancy D. Priebe, husband and wife,  
 grantor s. of Laramie County, and State  
 of Wyoming, for and in consideration of  
One Dollar and Other Valuable Consideration DOLLARS  
 in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO  
Charles F. Messenger and Edith K. Messenger, husband and wife  
 grantee s. of Laramie County and State of Wyoming  
 the following described real estate, situate in Laramie County and State  
 of Wyoming, to-wit:

All that portion of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section  
 26, Township 14 North, Range 66 West of the 6th P.M.,  
 Laramie County, Wyoming, being described as follows:

Beginning at a point which bears S. 73° 13' W. a  
 distance of 1181.20 feet from the East  $\frac{1}{4}$  Corner of  
 said Section 26; thence N. 89° 29.5' E. a distance  
 of 332.46 feet to a point; thence S. 0° 20' E. a  
 distance of 300.29 feet to a point; thence S. 89° 29' W.  
 a distance of 332.38 feet to a point; thence N. 0° 22.5' W.  
 a distance of 300.4 feet to the point of beginning.

That portion of land herein described contains 2.29 acres,  
 more or less. It is further stipulated that a strip of land  
 60 feet in width, parallel with and adjacent to the south  
 boundary of the above described tract is hereby provided for  
 use of the public as a road.

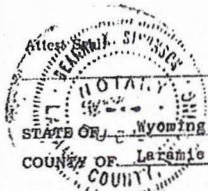
This deed is given to correct the easement for a public road.

87 OCT 13 PM 3:17  
 LARAMIE COUNTY  
 CLERK  
 035344

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS their hand s. this 13 day of Oct, 19 87.

Max O. Priebe  
Nancy D. Priebe



The foregoing instrument was acknowledged before me by  
Max O. Priebe and Nancy D. Priebe

this 13 day of Oct, 19 87.

Witness my hand and official seal.

My Comm. Expires MAY 15, 1991

James H. [Signature]  
 Title of Officer

BOOK 1252

924

A-3



RECP #: 751144

RECORDED 4/18/2019 AT 2:54 PM BK# 2618 PG# 1213  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

File No.: 4521-2956880 (AM)

WARRANTY DEED

FIRST AMERICAN

David C. Morris and Karlene L. Morris, husband and wife, grantor(s) of Crawford County, State of PA, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Adam Stuart-Walker and Hannah Stuart-Walker, husband and wife, grantee(s),

whose address is: 6108 Laramie Street, Cheyenne, WY 82001 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

A portion of the NE 1/4 SE 1/4 Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:

Beginning at a point which bears S.73°13'W, a distance of 1181.20 feet from the East 1/4 corner of said Section 26; thence N.89°29.5'E., a distance of 332.46 feet to a point; thence S.0°20'E., a distance of 330.29 feet to a point, thence S.89°29'W., a distance of 332.38 feet to a point; ; thence N.89°29'E., along the South line of said Messenger parcel, a distance of 255.0 to a point; thence N.0°22'30"W., parallel to the West line of said Messenger parcel, a distance of 164.5 feet to a point; thence S.89°29'W., parallel to the South line of said Messenger parcel, a distance of 255.0 feet to a point on the West line of said Messenger parcel; thence S.0°22'30"E., along said West line, a distance of 164.5 feet to the true point of beginning.

This deed is to modify the legal description contained in the Warranty Deed recorded November 3, 2014 in Book 2414 Page 248.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my hand(s) this 16 day of April, 2019.  
David C. Morris Karlene L. Morris

State of PA  
County of Crawford

This instrument was acknowledged before me on this 16 day of April, 2019, by David C. Morris and Karlene L. Morris, husband and wife.

Kelly Muckinhaupt  
Notary Public

My commission expires: 9-24-2021

\*\*Legal description does not include any portion of road  
Area A-3: P. 1 (Current Property Deed)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Kelly Muckinhaupt, Notary Public  
City of Meadville, Crawford County  
My Commission Expires Sept. 24, 2021  
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

A-3

Recorded by  
First American Title

File No.: 4523-2326997 (SV)

**WARRANTY DEED**

**Randy R. Lussier and Kathleen G. Lussier, husband and wife**, grantor(s) of Laramie County, State of WY, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

*R  
Lussier*

**David C. Morris and Karlene L. Morris, husband and wife**, grantee(s),

whose address is: **6108 Laramie Street, Cheyenne, WY 82001** of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

**A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:**

Beginning at the Southwest corner of a 2.29 acre parcel belonging to Charles and Edith Messenger, as conveyed in a deed recorded in Book 1252, Page 924, Laramie County, Wyoming records, being the true point of beginning; thence N.89°29'E., along the South line of said Messenger parcel, a distance of 255.0 to a point; thence N.0°22'30"W., parallel to the West line of said Messenger parcel, a distance of 164.5 feet to a point; thence S.89°29'W., parallel to the South line of said Messenger parcel, a distance of 255.0 feet to a point on the West line of said Messenger parcel; thence S.0°22'30"E., along said West line, a distance of 164.5 feet to the true point of beginning.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 31 day of October, 2014.

*Randy R. Lussier*  
Randy R. Lussier

*Kathleen G. Lussier*  
Kathleen G. Lussier

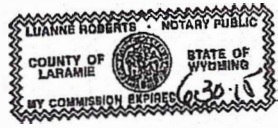
State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 31 day of October, 2014 by **Randy R. Lussier and Kathleen G. Lussier**.

*Luanne Roberts*  
Notary Public

My commission expires: 6.30.15



(Seal)

RECP #: 648670  
RECORDED 11/3/2014 AT 10:15 AM BK# 2414 PG# 248  
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

**\*\*Legal description does on include any portion of road  
Area A-3: P.2**

B

RECORDED.. MAY 11 1945 AT 4:35 O'CLOCK P.M.  
RECEPTION NO. 431946 WERNER H. FRANSON, RECORDER

PEARL SWINBANK, A WIDOW,

grantor

for and in consideration of \$1.00 and other consideration Dollars

in hand paid, conveyance and warrants to

ALVIN H. ROGERS and Thelma Faye Rogers, husband and wife

grantee

the following described real estate, situated in the County of Laramie State of Wyoming,  
to wit: All that portion of the NE 1/4 SE 1/4 of Section 26, Township 14 North, Range

66 West of the 6th Principal Meridian, described as follows; Beginning at a point on the East-West center line of Section 26, said point being the intersection of the West right of way line of an existing county road and the East-West center line of Section 26 and bearing S 89°30' W a distance of 40 feet from the East quarter corner of Section 26, thence S. 0°20' E. a distance of 630.38 feet along the West right of way line of the aforementioned county road, thence S 89°29' W a distance of 624.75 feet, thence N 0°20' W. a distance of 630.32 feet to a point on the East-West center line of Section 26, thence N. 89°29' E. a distance of 625.5 feet along the above mentioned center line of Section 26 to the point of beginning. All lying within the NE 1/4 SE 1/4 of Section 26, Township 14 N., Range 66 W., of the 6th P.M. and containing 9.04 acres more or less.

It is further stipulated that a strip of land 60 feet in width, parallel with and adjacent to the south boundary of the above tract is hereby provided for the use of the public as a road.

And the said grantor hereby covenant with the said grantee

that she lawfully seized of said premises: that they are free from encumbrances, and she will warrant the title thereto against the lawful claims of all persons whomsoever, except.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 10th day of May, A. D. 19 45

Signed, Sealed and Delivered in Presence of

W. B. McLaughlin

Pearl Swinbank [SEAL]

[SEAL]

[SEAL]

[SEAL]

\*Strip of land 60 feet in width for public road  
Area B: P. 1



B

THE STATE OF Wyoming }  
COUNTY OF Laramie } ss.

On this 10th day of May, 1945, before me personally  
appeared Pearl Swinback, a widow

to me known to be the person described in and who executed the foregoing statement, and acknowledged  
that she executed the same as her free act and deed, including the release  
and waiver of the right of homestead, and the effect of signing and acknowledging the said instrument.

My commission (term) expires on the 15th day of November, 1945  
notarial  
under my hand and seal, this 10th day of May, 1945



M. B. McLaughlin  
Notary Public

Area B: P. 2

WARRANTY DEED

-70-

State of WYOMING }  
County of LARAMIE } ss.

This instrument was filed for record at

4:35 o'clock P. M., on the 11

day of May

A. D., 1945, and duly recorded in

Book 394 on Page 613-614

by [Signature]

County Clerk and Ex-Officio Register of Deeds

Fees, \$ 5.00

Plummer Reg. Co., Cheyenne, Wyo.

Mrs. Alvin Rogers  
Ray DeLaney  
Cheyenne, Wyo.

B-1

231198

COPY TO ASSESSOR

8

LARAMIE COUNTY CLERK  
CHEYENNE, WY.

'98 AUG 5 PM 4 07

### WARRANTY DEED

T-11684

Mark T. Morris and Trisha F. Morris, husband and wife grantor(s) of Laramie County and State of Wyoming, for and in considerations of \*\*\*\*\*Ten Dollars and other good and valuable considerations\*\*\*\*\* in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Mark T. Morris and Trisha S. Morris, husband and wife grantee(s), County of Laramie and State of Wyoming the following described real estate, situate in Laramie County and State of Wyoming, to-wit:

A parcel of land in the NE¼NE¼ of the SE¼ of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming and more particularly described as follows.

Beginning at a point which is 40.00 feet S.89°30'W. and 370.80 feet S.0°18'E. on the EW corner of Section 26, Township 14 North, Range 66 West, which point of beginning is on the west right-of-way line of the County road; running thence S.0°18'E., along the west right-of-way line of the County Road, a distance of 254.40 feet to a point; thence running westward a distance of 624.60 feet to point; thence running N.0°17'W. a distance of 254.20 feet to a point; thence running N.89°30'E. a distance of 625.40 feet to the point of beginning.

ADDRESS: 6912 Laramie St., Cheyenne WY 82001

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS me hand(s) this 30 day of July, 1998.

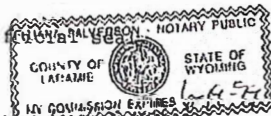
Mark T. Morris  
Trisha F. Morris aka Trisha S. Morris

\*\* Previous deed legal description does not include public road  
Area B.F.P.A.

State of Wyoming )  
County of Laramie )s

The foregoing instrument was acknowledged before me by Mark T. Morris and Trisha F. Morris a/k/a Trisha S. Morris, husband and wife this 30 day of July, 1998.

Witness my hand and o



Luana Salvesson  
NOTARY PUBLIC

My Commission Expires:

C

Pearl Swinbank, a Widowed Woman, of Denver, Colorado,

grantor

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS Dollars in hand paid, conveyance and warrant to E. M. Oakley a married man and John M.

Oakley, a married man, of Cheyenne, Wyoming,

grantee

the following described real estate, situated in the County of Laramie, State of Wyoming,

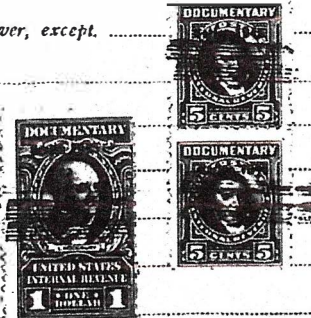
to-wit: All that portion of the NE 1/4 SE 1/4 of Section 26, T. 14 N., R. 66 W. of the 6th P.M., as more particularly described as follows:

Beginning at a point which bears S. 89° 30' W. a distance of 665.5 feet, thence S. 0° 20' E. a distance of 690.32 feet from the East one quarter corner of Section 26. Thence S. 0° 20' E. a distance of 630.32 feet to a point on the south line of the NE 1/4 SE 1/4 of Section 26, thence S. 89° 30' W. a distance of 663.95 feet to the Southwest corner of the aforementioned NE 1/4 SE 1/4 of Section 26, thence N. 0° 25' W. a distance of 630.26 feet, thence N. 89° 29' E. a distance of 664.67 feet to the point of beginning. All lying within the NE 1/4 SE 1/4 of Section 26, T. 14 N., R. 66 W. of the 6th P.M. and containing 9.61 acres more or less.

It is further stipulated that a strip of land 60 feet in width, parallel with and adjacent to the north boundary of the above described tract is hereby provided for the use of the public as a road.

And the said Grantor hereby covenant with the said Grantees

that she is lawfully seized of said premises; that they are free from encumbrances, and she warrant the title thereto against the lawful claims of all persons whomsoever, except.



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 4th day of April, A. D. 19 46

Signed, Sealed and Delivered in Presence of

Clotte Andersen
Wm C Williams

x Pearl Swinbank [SEAL]
[SEAL]
[SEAL]
[SEAL]

\*\*60 foot strip north of property for use as public road
Area C: P. 1

THE STATE OF COLORADO, }  
COUNTY OF DENVER } ss.

On this fourth day of April, 1946, before me personally appeared Pearl Swinbank, a widowed woman, of Denver, Colorado,

to me known to be the person... described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, including the release and waiver of the right of homestead, ~~and~~ having been by me fully apprised of her rights and the effect of signing and recording the said instrument.



My commission (29249) expires on the fifteenth day of March, 1948.

Given under my hand and notarial seal, this 4th day of April, 1946.

Commission expires March 15, 1948

*Estelle H. Nelson*  
Notary Public

RECORDED. APR 23 1946 AT 12:00 O'CLOCK P.M. Printed and for sale by Pioneer Printing Co.  
WARRANTY DEED—Short Form RECEIPTION NO. 44880 L. R. GOOP, Recorder

E. D. Brookshier (widower)

grantor

for and in consideration of One Dollar and no/100----- Dollars

in hand paid, convey and warrant to B. E. Cowles

grantee

the following described real estate, situated in the County of Laramie, State of Wyoming.

to-wit: Tract Thirty-two (32) in what is known as Cheyenne Irrigated Gardens,

located in the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Four (4) Township

Thirteen (13) North Range Sixty-six (66) West of the 6th P. M., Laramie

County, Wyoming together with a 1/36th interest in and to the grantors

Crow Creek water right as same is decreed to said Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>)

of Section Four (4) above mentioned together also with a like interest in

and to the pumping plant located on Tract Five (5) of said Cheyenne

Irrigated Gardens, subject to annual assessment for the maintenance and

supervision there of as agreed by the majority of water share holders.

C-1

RECORDED 8/21/2019 AT 3:22 PM BK# 2634 PG# 1339  
Debra K Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

RECP #: 759891

WARRANTY DEED

John Welch and Susan Welch, husband and wife, GRANTORS, of 3539 Shawnee Street, Cheyenne, Laramie County, Wyoming, for and in consideration of Ten dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO John W. Welch and Susan Welch, Trustees under that certain trust agreement entitled the John W. and Susan Welch Family Trust Agreement dated August 20, 2019, and their successor or successors in Trust, GRANTEE, of 3539 Shawnee Street, Cheyenne, Wyoming 82001, the following-described real estate, situate in Laramie County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

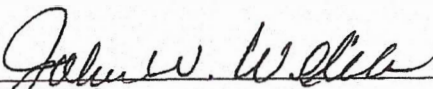
All that portion of the NE1/4 of the SE1/4 of Section 26, T. 14 N., R. 66 W. of the 6<sup>th</sup> P.M., Laramie County, Wyoming, more particularly described as follows:

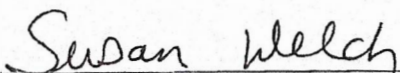
Beginning at a point 330.13 feet North of the Southwest corner of the NE1/4 of the SE1/4 of Section 26, T. 14 N., R. 66 W. of the 6<sup>th</sup> P.M., from said point a distance of 300 feet North; thence East a distance of 302 feet; thence South a distance of 300 feet; thence West a distance of 302 feet to the point of beginning; also known as 6001 Laramie Street.

Subject to all covenants, restrictions, reservations, easement, conditions and rights appearing of record.

The provisions of Wyo. Stat. § 4-10-402(c) shall apply to the property conveyed hereby, as well as to any proceeds resulting from the sale or disposition of that property.

WITNESS our hands this 20th day of August, 2019.

  
\_\_\_\_\_  
John Welch

  
\_\_\_\_\_  
Susan Welch

**\*\*Legal Description does not include public road  
Area C-1: P.1 (Current Property Deed)**

# C-1

STATE OF WYOMING    )  
                                  ) ss  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me by John W. Welch and Susan Welch, this 20th day of August, 2019.



Notary Public

SEAL



My commission expires:



RECP #: 759891

RECORDED 8/21/2019 AT 3:22 PM BK# 2634 PG# 1340  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

WARRANTY DEED  
PAGE 2 OF 2

C-2

WARRANTY DEED - FORM NO. 8

AUG 20 1985

RECORDED AT 440 JANET G. WILLIAMS, Recorder

Photographed

WARRANTY DEED

ADAM G. SCHLIDT also known as A.G. SCHLIDT and JUDY E. SCHLIDT,

husband and wife,

grantor(s), of Laramie County, and State of Wyoming,

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

WILLIS A. SHRIVER and LEAH G. SHRIVER, husband and wife,

grantee(s), whose address is

the following described real estate, situate in Laramie 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:

All that portion of the SE1/4SE1/4 of Section Twenty-six (26), Township Fourteen (14) North, Range Sixty-six (66) West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the South line of said subdivision, which point of beginning is South 1320.75 feet and West 340 feet from the East Quarter corner of said Section 26; thence Westerly, along the South line of said subdivision, 323.95 feet to the Southwest corner of said subdivision; thence Northerly, along the West line of said subdivision, 630.32 feet to a point 30 feet South of the North line of said subdivision; thence Easterly, parallel to the North line of said subdivision 324.67 feet to a point; thence Southerly, parallel to the East line of said subdivision, 630.34 feet to the point of beginning.

Subject to easements of record.

WITNESS OUR hands this 9th day of August, 1985.

ADAM G. SCHLIDT

JUDY E. SCHLIDT

BY: William A. Riner

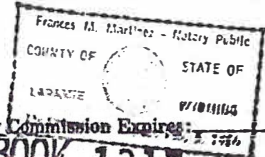
As Attorney in Fact

State of WYOMING
County of LARAMIE

The foregoing instrument was acknowledged before me by WILLIAM A. RINER, as Attorney in Fact for, Adam G. Schlidt AKA A.G. Schlidt and Judy E. Schlidt

this 9th day of August, 1985.

Witness my hand and official seal.



Francis M. Martinez
Signature
Notary Public
Title of Officer

BOOK 1217

\*\*1985 Deed does not include North 30 feet Area C-2: P.1

Recorded by  
First American Title

**C-3**

File No.: 4523-2649984 (SV)

**WARRANTY DEED**

**Evergreen Properties, LLC, a Wyoming limited liability company, grantor(s) of Laramie 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, Convey and Warrant To**

**Hilltop Funding, Inc, a Wyoming Close Corporation, grantee(s),**

whose address is: **13131 Dierick Drive, Mountain View, CA 94040** of \_\_\_\_\_ County and State of CA, the following described real estate, situate in **Laramie County and State of Wyoming, to wit:**

Parcel 1:

**NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT the North 30 feet and the West 30 feet thereof which is reserved for the use of the public for road purpose.**

Parcel 2:

**NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  and S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT that portion conveyed in Book 958, Page 106, records of Laramie County, Wyoming, described as follows:**

**Beginning at a point 330.13 feet North of the Southwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., from said point a distance of 300 feet North; thence East a distance of 302 feet; thence South a distance of 300 feet; thence West a distance of 302 feet to the point of beginning.**

Parcel 3:

**Lots 13 and 14, Block 5, Resubdivision of Lake Minnehaha Addition to the City of Cheyenne, Laramie County, Wyoming.**

Parcel 4:

**A portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:**

**Commencing at the southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 26, being the southwest corner of the property deeded and recorded in Book 1217, Page 1311 of Laramie County Recorder's Office in Laramie County, Wyoming, being the true point of beginning; thence N.00°18'26"E., a distance of 629.42 feet along the West property line of said deed; thence S.89°51'05"E., a distance of 10.00 feet along the North property line of said recorded deed; thence S.00°18'26"W., a distance of 629.41 feet to a point on the South property line of said recorded deed; thence N.89°53'20"W., a distance of 10.00 feet along the South property line of said recorded deed, to the true point of beginning.**

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 30 day of August, 2016



RECP #: 691476

RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2373  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

**\*\*Legal Description includes road but says subject to easement and rights appearing of record Area C-3: P.1 (This is Petitioner's Deed)**



C-3

WARRANTY DEED-continued

File No.: 4523-2619984 (SV)

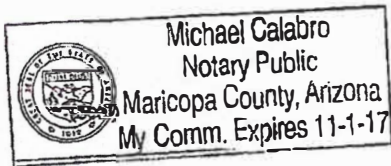
Evergreen Properties, LLC

By Gale L. Medlin

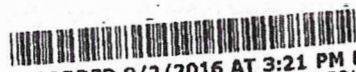
Name: Gale L. Medlin  
Title: Managing Member

State of Arizona )  
 )ss.  
County of Maricopa )

This instrument was acknowledged before me on this 30<sup>th</sup> day of Aug, 2016 by Gale L. Medlin, the Managing Member of Evergreen Properties, LLC, a Wyoming limited liability company.



[Signature]  
Notary Public  
My commission expires: Nov 1, 2017



RECP #: 691476  
RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2374  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

D

WARRANTY DEED—Short Form

RECORDED NOV 5 1948 AT 12 43 O'CLOCK P.M.  
EXCEPTION No. 491163

Printed and for sale by Pioneer Printing Co.

L.S. R. GOPP, Recorder

Pearl Swinbank, a widow and unmarried, of Denver, Colorado,  
grantor

for and in consideration of other valuable consideration and Ten Dollars  
in hand paid, convey and warrant to

John M. Oakley and Charlotte Oakley, husband and wife, grantees,  
the following described real estate, situated in the County of Laramie, State of Wyoming,

to-wit: All that portion of the NE 1/4 SE 1/4 of Section 26, T. 14 N., R. 66 W.,  
6th P.M. more particularly described as follows:

beginning at a point which bears S 89° 30' W a distance of 40 feet;  
thence S 0° 20' E a distance of 690.38 feet along the west right-of-  
way line of an existing county road, from the E 1/4 corner of said Sec-  
tion 26.

Thence (from the point of beginning) S 0° 20' E, along said West R/W  
line of an existing county road, a distance of 630.37 feet; thence  
S 89° 30' W, along the south line of NE 1/4 SE 1/4 said section 26, a distance  
of 623.95 feet; thence N 0° 20' W a distance of 630.32 feet; thence  
N 89° 28' E a distance of 624.67 feet to the point of beginning. All  
lying within the NE 1/4 SE 1/4 Section 26, T. 14 N., R. 66 W., 6th P. M. and  
containing 9.03 acres, more or less.

It is further stipulated that a strip of land 60 feet in width,  
parallel with and adjacent to the North boundary of the above de-  
scribed tract is hereby provided for use of the public as a road.

This is a correction deed correcting the description of that deed  
recorded January 26, 1946, in Book 400 at Page 389 of the Laramie  
County Records.

And the said grantor hereby covenant with  
the said grantees that she is

lawfully seized of said premises; that they are free from encumbrances, and she warrant the  
title thereto against the lawful claims of all persons whomsoever, except None

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 2nd day of October, 1948, A. D. 19 48.

Signed, Sealed and Delivered in Presence of

Pearl Swinbank [SEAL]

PEARL SWINBANK [SEAL]

\*\*60 foot strip north of property for use as public road  
Area D: P. 1

D

BOOK 450

427

THE STATE OF Colorado }  
COUNTY OF Denver } ss.

On this 2<sup>nd</sup> day of October, 1948, before me personally appeared

Pearl Swinbank, a widow and unmarried,

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, including the release and waiver of the right of homestead, the same having been by me fully apprised of and the effect of signing and acknowledging the same.

My commission (term) expires August 25, 1952, by of November 1948

Given under my hand and seal, this 2<sup>nd</sup> day of November, 1948.

Frank D. Ross

Notary Public in and for said County and State.



RECORDED NOV 5 1948 225 P.M. BOOK 450  
WARRANTY DEED - Short Form 491182  
EXCEPTION No. 11512 K. GOPP, Recorder  
Printed and for sale by Pioneer Printing Co.

WARRANTY DEED

Know all men by these presents: That I, Arthur D. Griggs, a single man, grantor

for and in consideration of Ten Dollars and other valuable consideration Dollars in hand paid convey and warrant to David R. Milburn and Mildred E. Milburn, husband and wife, grantee.

the following described real estate, situated in the County of Laramie, State of Wyoming, to-wit: Lot One (1), in Block Six Hundred Fifty-eight (658) in South Cheyenne, in the City of Cheyenne, Laramie County, Wyoming, according to the recorded plat thereof now on file in the Office of the County Clerk and Ex-Officio Register of Deeds, in and for Laramie County, Wyoming.



Area D-1-2

BOOK 400

D

WARRANTY DEED—Short Form

RECORDED... JAN. 26 1946... AT 1004... U.S. DEPT. OF THE INTERIOR... Printed and for sale by Pioneer Printing Co.  
RECEPTION NO. 441025... VERNER H. JOHNSON, RECORDER

389

Pearl Swinbank, a widow woman, of Denver, Colorado,

grantor

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid, conveyS and warrantS to John M. Oakley and Charlotte Oakley, husband and wife, of Cheyenne, Wyoming,

grantees

the following described real estate, situated in the County of Laramie, State of Wyoming,

to-wit: All that portion of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 26, T. 14 N., R. 66 W. of the 6th. P. M., more particularly described as follows:

Beginning at a point which bears S98° 30' W. a distance of 40 feet, thence S, 0° 20' E. a distance of 690.38 feet along the West right of way line of an existing County Road, from the East one quarter corner of Section 26, Thence S, 0° 20' E. along said West right of way line of an existing County road a distance of 630.37 feet, thence S, 89° 30' W. along the South line of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 26 a distance of 623.95 feet, thence N, 0° 20' W. a distance of 630.32 feet, thence N89° 29' E. a distance of 624.67 feet to the point of beginning. All lying within the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 26, T. 14 N.,

R. 66 W. of the 6th. P.M. and containing 9.03 acres more or less. It is further stipulated that a strip of land 60 feet in width, parallel with and adjacent to the North boundary of the above described tract is hereby provided for use of the public as a road.

And the said Grantor hereby covenantS with the said Grantees

that she is

lawfully seized of said premises; that they are free from encumbrances, and she warrantS the title thereto against the lawful claims of all persons whomsoever, except



Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 21st day of January, A. D. 1946

Signed, Sealed and Delivered in Presence of Pearl Swinbank [SEAL]

[SEAL]

60 foot strip north of property for use as public road

[SEAL]

Area D: P. 3

[SEAL]

# D-1

File No.: 4529-525958 (DK)

## WARRANTY DEED

**E. Jayne Clark, a married woman**, grantor(s) of **Laramie County**, State of **WY**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

**Michael D. Clark and E. Jayne Clark, husband and wife**, grantee(s),

whose address is: 6213 Laramie St., Cheyenne of **Laramie County** and State of **Wyoming**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the South line of said subdivision, which point of beginning is South 1320.75 feet and West 340 feet from the East Quarter corner of said Section 25; thence Westerly, along the South line of said subdivision 323.95 feet to the Southwest corner of said subdivision; thence Northerly, along the West line of said subdivision, 630.32 feet to a point 30 feet South of the North line of said subdivision; thence Easterly, parallel to the North line of said subdivision 324.67 feet to a point; thence Southerly, parallel to the East line of said subdivision, 630.34 feet to the point of beginning.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 23rd day of February, 2005.

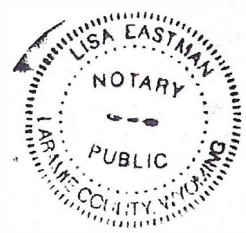
E. Jayne Clark  
E. Jayne Clark

State of **Wyoming** )  
)ss.  
County of **Laramie** )

The foregoing instrument was acknowledged before me this 23rd day of February, 2005, by **E. Jayne Clark**.

Witness my hand and official seal.

My commission expires: 1/9/07  
Lisa Eastman  
Notary Public



RECORDED 3/08/2005 AT 3:44 PM REC# 411180 BK# 1868 PG# 1441  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

\*\*Legal description does not include roadway  
Area D-1: P.1 (Current Property Deed)

PREPARED BY AND AFTER RECORDING RETURN TO:

THE SALISBURY FIRM, P.C.  
P.O. Box 1617  
Cheyenne, WY 82003  
(307) 634-2002



RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2370  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

RECP #: 691474

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**WARRANTY DEED**

---

Michael D. Clark and E. Jayne Clark, husband and wife, Grantors, for and in consideration of \$10.00 and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Evergreen Properties, LLC, a Wyoming limited liability company, Grantee, whose address is 31685 N. Sunflower Way, San Tan Valley, Arizona, 85143, the following described real estate situate in Laramie County, Wyoming:

A portion of the West half (W $\frac{1}{2}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of Section 26, Township 14 North, Range 66 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming, MORE PARTICULARLY DESCRIBED AS:

The property located within the Western ten feet (10') of the West half (W $\frac{1}{2}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 26.

Commencing at the Southeast corner of the Southwest quarter (SW $\frac{1}{4}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of said Section 26, being the Southwest corner of the property deeded and recorded in Book 1217, Page 1311 of the Laramie County Recorder's office in Laramie County, Wyoming, being the true point of beginning.

Thence North 00°18'26" East, a distance of 629.42 feet along the West property line of said recorded deed to a point on the North property line of said deed.

Thence South 89°51'05" East, a distance of 10.00 feet along the North property line of said recorded deed.

Thence South 00°18'26" West, a distance of 629.41 feet to a point on the South property line of said recorded deed.

Thence North 89°53'20" West, a distance of 10.00 feet along the South property line of said recorded deed, to the true point of beginning.

The Legal Area is 0.16 acres.

D-2

Grantors hereby covenant with the said Grantee that Grantors are lawfully seized of said premises; that they are free from encumbrances; and Grantors warrant the title thereto against the lawful claims of all persons whomsoever, except: restrictions, reservations, easements and encumbrances of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Wyoming.

WITNESS our hands this 22<sup>nd</sup> day of August, 2016.

Michael D. Clark  
Michael D. Clark

E. Jayne Clark  
E. Jayne Clark

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF LARAMIE    )

On this 22<sup>nd</sup> day of August, 2016, the foregoing Warranty Deed was acknowledged before me by Michael D. Clark and E. Jayne Clark, personally known to me.



John J. Metzke  
NOTARY PUBLIC

My Commission expires: 7/23/2020



RECP #: 891474  
RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2371  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

Recorded by  
First American Title

D-2

File No.: 4523-2649984 (SV)

**WARRANTY DEED**

**Evergreen Properties, LLC, a Wyoming limited liability company, grantor(s) of Laramie 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, Convey and Warrant To**

**Hilltop Funding, Inc, a Wyoming Close Corporation, grantee(s),**

whose address is: **13131 Dierick Drive, Mountain View, CA 94040 of**  
County and State of **CA**, the following described real estate, situate in  
**Laramie County and State of Wyoming, to wit:**

Parcel 1:

**NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT the North 30 feet and the West 30 feet thereof which is reserved for the use of the public for road purpose.**

Parcel 2:

**NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  and S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, EXCEPT that portion conveyed in Book 958, Page 106, records of Laramie County, Wyoming, described as follows:**

**Beginning at a point 330.13 feet North of the Southwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., from said point a distance of 300 feet North; thence East a distance of 302 feet; thence South a distance of 300 feet; thence West a distance of 302 feet to the point of beginning.**

Parcel 3:

**Lots 13 and 14, Block 5, Resubdivision of Lake Minnehaha Addition to the City of Cheyenne, Laramie County, Wyoming.**

Parcel 4:

**A portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:**

**Commencing at the southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 26, being the southwest corner of the property deeded and recorded in Book 1217, Page 1311 of Laramie County Recorder's Office in Laramie County, Wyoming, being the true point of beginning; thence N.00°18'26"E., a distance of 629.42 feet along the West property line of said deed; thence S.89°51'05"E., a distance of 10.00 feet along the North property line of said recorded deed; thence S.00°18'26"W., a distance of 629.41 feet to a point on the South property line of said recorded deed; thence N.89°53'20"W., a distance of 10.00 feet along the South property line of said recorded deed, to the true point of beginning.**

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 30 day of August, 2016.



RECP #: 691476

RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2373  
Debra K. Lee. CLERK OF LARAMIE COUNTY. WY PAGE 1 OF 2

\*\*Deed for Strip  
Area D-2: P. 3



D-2

WARRANTY DEED-continued

File No.: 4523-26499B4 (SV)

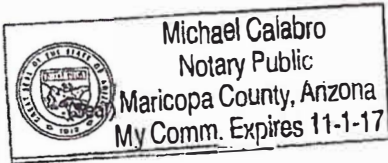
Evergreen Properties, LLC

By: *Gale L. Medlin*

Name: Gale L. Medlin  
Title: Managing Member

State of Arizona )  
 )ss.  
County of Maricopa )

This instrument was acknowledged before me on this 30<sup>th</sup> day of Aug, 2016 by Gale L. Medlin, the Managing Member of Evergreen Properties, LLC, a Wyoming limited liability company.

 Michael Calabro  
Notary Public  
Maricopa County, Arizona  
My Comm. Expires 11-1-17

*[Signature]*  
Notary Public  
My commission expires: Nov. 2017

RECP #: 691476  
RECORDED 9/2/2016 AT 3:21 PM BK# 2514 PG# 2374  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

RECORDED 11/06/2012 AT 8:01 AM REC# 602930 BK# 2304 PG# 1109  
TERRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 2

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that Kristina Lee Christensen, f/n/a Kristina Lee Grider, or Kristina L. Grider, or Kristina Grider, dealing in her sole and separate property, of Lincoln County, Wyoming, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid, the receipt and sufficiency whereof is hereby confessed and acknowledged, has remised, released and forever quitclaimed and by these presents does for her heirs, executors and administrators, remise, release and forever quitclaim unto Timothy Ray Grider, GRANTEE, of 691 East Powell Rd., Cheyenne, WY 82009, and his heirs, successors and assigns forever, all such right, title, interest, property, possession, claim and demand as he may have or ought to have, in all of the following described premises, to-wit:

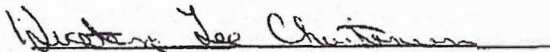
See Exhibit "A"

a/k/a 3524 Whitney Rd., Laramie County, State of Wyoming

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD said premises unto said Timothy Ray Grider, GRANTEE, and his heirs, successors and assigns, to their own proper use and behoof forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30<sup>th</sup> day of October, 2012

  
Kristina Lee Christensen

STATE OF WYOMING     )  
  ) ss  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me by Kristina Lee Christensen this 30<sup>th</sup> day of October, 2012.

Witness my hand and official seal.



  
Notary Public

\*\*Legal description does not include public road  
Area D-3: P.1 (Current Property Deed)



D-3

The land referred to in this commitment is situated in the State of Wyoming, County of Laramie, and is described as follows:

All that portion of the SE1/4 of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said subdivision, which point of beginning is South 1320.75 feet and West 40 feet from the SW corner of said Section 26; thence westerly along the south line of said subdivision, 300 feet to a point; thence northerly 630.34 feet to a point 30 feet south of the north line of said subdivision; thence easterly, parallel to the north line of said subdivision, 300 feet to a point; thence southerly parallel to the west line of said subdivision, 460.17 feet to a point; thence westerly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly parallel to the east line of said subdivision a distance of 150 feet to a point; thence easterly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly a distance of 20 feet to the point of beginning, LESS:

That part of the East 340.00 feet of the SE1/4 of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County Wyoming, described as follows:

Commencing at the East W corner of said Section 26, thence South, assumed basis for bearing, along the east line of the SE1/4 of said Section 26, a distance of 814.41 feet; thence N. 89°06'W., a distance of 40.00 feet to the point of beginning; thence continuing N. 89°06'W., a distance of 260.00 feet; thence South a distance of 110.00 feet; thence S. 89°06'E., a distance of 260.00 feet; thence North a distance of 110.00 feet to the point of beginning.



\*\*Legal description does not include public road  
Area D-3; P.2

RECORDED 11/06/2012 AT 8:01 AM REC# 602930 JK# 2304 PG# 1110  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 2 OF 2

D-3

# QUITCLAIM DEED

Kristina L. Grider, a married person grantor(s) of Laramie County and State of Wyoming, for and in considerations of \*\*\*\*\*Ten Dollars and other good and valuable considerations\*\*\*\*\* in hand paid, receipt whereof is hereby acknowledged, hereby CONVEY(S) and QUITCLAIM(S) to Kristina L. Grider and Timothy R. Grider, husband and wife all interest in the following described real property, situate in the County of Laramie, in the State of Wyoming, to-wit:

SEE SCHEDULE C ATTACHED HERETO FOR LEGAL DESCRIPTION

2524 Whitney Road, Cheyenne WY 82001

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS My hand(s) this 1 day of August, 2002.

Kristina L. Grider

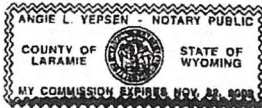
State of Wyoming )  
County of Laramie )s

The foregoing instrument was acknowledged before me by Kristina L. Grider, this 1 day of August, 2002.

Witness my hand and official seal.

Angie L. Yepsen  
NOTARY PUBLIC

My Commission Expires: 11/22/02



\*\*Previous Deed - legal description does not include public road  
Area D-3; P. 3

D-3

SCHEDULE C

The land referred to in this commitment is situated in the State of Wyoming, County of Laramie and is described as follows:

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said subdivision, which point of beginning is South 1320.75 feet and West 40 feet from the E $\frac{1}{4}$  corner of said Section 26; thence westerly along the south line of said subdivision, 300 feet to a point; thence northerly 630.34 feet to a point 30 feet south of the north line of said subdivision; thence easterly, parallel to the north line of said subdivision, 300 feet to a point; thence southerly parallel to the west line of said subdivision, 460.37 feet to a point; thence westerly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly parallel to the east line of said subdivision a distance of 150 feet to a point; thence easterly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly a distance of 20 feet to the point of beginning, LESS:

That part of the East 340.00 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County Wyoming, described as follows:

Commencing at the East  $\frac{1}{4}$  corner of said Section 26, thence South, assumed basis for bearing, along the east line of the SE $\frac{1}{4}$  of said Section 26, a distance of 834.41 feet; thence N.89°06'W., a distance of 40.00 feet to the point of beginning; thence continuing N.89°06'W., a distance of 260.00 feet; thence South a distance of 110.00 feet; thence S.89°06'E., a distance of 260.00 feet; thence North a distance of 110.00 feet to the point of beginning.

\*\*Previous Deed - legal description does not include public road  
Area D-3: P. 4

D-3

File No.: 4523-969078 (SS)

WARRANTY DEED

TG Investments, LLC, a Wyoming Limited Liability Company, grantor(s) of Laramie 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, Convey and Warrant To

Timothy Ray Grider and Kristina L. Grider, husband and wife, grantee(s),

whose address is: 3524 Whitney Road, Cheyenne, WY 82001 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

All that portion of the SE 1/4 NE 1/4 SE 1/4 of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said subdivision, which point of beginning is South 1320.75 feet and West 40 feet from the E 1/4 corner of said Section 26; thence westerly along the south line of said subdivision, 300 feet to a point; thence northerly 630.34 feet to a point 30 feet south of the north line of said subdivision; thence easterly, parallel to the north line of said subdivision, 300 feet to a point; thence southerly parallel to the west line of said subdivision, 460.37 feet to a point; thence westerly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly parallel to the east line of said subdivision a distance of 150 feet to a point; thence easterly, parallel to the south line of said subdivision, a distance of 90 feet to a point; thence southerly a distance of 20 feet to the point of beginning, LESS:

That part of the East 340.00 feet of the SE 1/4 NE 1/4 SE 1/4 of Section 26, Township 14 North, Range 66 West of the 6th P. M., Laramie County Wyoming, described as follows:

Commencing at the East 1/4 corner of said Section 26, thence South, assumed basis for bearing, along the east line of the SE 1/4 of said Section 26, a distance of 834.41 feet; thence N.89°06'W., a distance of 40.00 feet to the point of beginning; thence continuing N.89°06'W., a distance of 260.00 feet; thence South a distance of 110.00 feet; thence S.89°06'E., a distance o 260.00 feet; thence North a distance of 110.00 feet to the point of beginning.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 26 day of January, 2007.

TG Investments, LLC, a Wyoming Limited Liability Company

BY: Timothy R. Grider, Managing Member

State of Wyoming )
)ss.
County of Laramie )

The foregoing instrument was acknowledged before me this 26 day of January, 2007, by Timothy R. Grider, the Managing Member of TG Investments, LLC, a Wyoming Limited Liability Company.

Witness my hand and official seal.

My commission expires: 6-30-07 Luanne Roberts
Notary Public



\*\*Previous deed to Griders - legal description does not include public road
Area D-3: P. 5

D-3

Pat 630-8971



RECP #: 764925

RECORDED 11/1/2019 AT 10:28 AM BK# 2645 PG# 1606  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 5

**CONTRACT for DEED**

This Contract for Deed is made and entered into on July 5, 2017

BE IT KNOWN, the undersigned: PATRICK H JENKINS  
(hereinafter referred to as Buyer),  
whose address is \_\_\_\_\_ and

Timothy R Grider  
(hereinafter referred to as Seller),  
whose address is 691 E Powell Rd Cheyenne WY 82009

WITNESSETH, that in consideration of the mutual Covenants to be performed between the respective Parties hereto as hereinafter expressed, it is agreed between the Parties hereto as follows:

The Seller hereby sells and agrees to convey unto the Buyer all of Seller's Right, Title, and Interest in that certain piece or parcel of land known as :

3524 Whitney Rd City: Cheyenne, County:  
Laramie, State: WY, Zip code: 82001  
more particularly described as: See attachment

Hereinafter, Premises, together with all improvements and appurtenances, if any, and now on the Premises, and subject to all recorded easements, conditions, encumbrances and limitations, if any, affecting the Premises, and further subject to the following conditions:

Buyer hereby purchases said Premises of the Seller and agrees to pay the Seller the said sum of \$180,000.00 in the manner following:

\$39,000.00 on delivery of this Contract, the receipt whereof is hereby confessed and acknowledged by said Seller, and the remaining \$150,000.00, the sum which is secured by this Contract, together with interest on the whole sum that shall be from time to time unpaid, at the rate of 7% per cent per year, payable as follows:

Monthly installments of \$1348.24, or more, per month, which includes interest at the rate of 7% per cent per annum on the unpaid balance, based upon the number of days since the previous payment. + taxes & Ins 138.97 = Total payments 1487.21

The first payment shall be due and payable on September 1st, 2017, and a like sum due and payable on the same day of each month as the first payment thereafter, until the entire sum of principal and interest is paid in full, however, the entire amount of principal, and all

\*\*Current Contract for Deed - Grider property  
Area D-3: P.6

# D-3

interest due, shall be paid in full within 15 years from the date hereof. Buyer shall have the right to pay larger installments than above provided, and to pay the whole, or any part of the balance remaining unpaid on this Contract, at any time before the same, by the terms hereof, becomes due and payable.

The date of payment, if sent by mail, shall be determined by the postmark on the envelope, or the date of the paying instrument, whichever is later; or the date of actual delivery if hand delivered.

While this Contract is in effect, Buyer shall promptly pay, when due, all taxes and assessments of every nature, which shall become a lien on Premises after the date hereof, however, the current year's taxes, if any, shall be prorated, and shall be treated as though paid in arrears. Seller reserves the right to pay any taxes or assessments, and to bill Buyer for full reimbursement, and if such become delinquent thirty days past notification to Buyer, then the amount expended shall become a lien on the Premises, and Seller may add said amount to the principal balance remaining on this Contract, said amount to be due at once, and to bear interest at 7% per cent per year.

In addition, Buyer shall be liable in the sum of \$ 25.00 for each check issued by Buyer that is returned to Seller, from Seller's bank, reflecting - NOT PAID - for any reason.

If Buyer shall have failed to perform any of the Covenants or Conditions contained in this Contract for a period of ten (10) days after the date on which such performance is hereby required (default), Seller may enforce his/her rights under this Contract of the State of WY, or may enforce this Contract in any other manner now or hereafter provided.

Failure of Seller to exercise his/her rights under this Contract shall not be deemed as a waiver by Seller to exercise said rights at any time. Seller may give Buyer written notice specifying the default which has occurred and inform Buyer in such notice that if such default continues for a period of fifteen days after service of notice that Seller will immediately thereafter declare this Contract void and forfeited. The said buildings, improvements and all payments made on this Contract shall be forfeited to Seller as rental for the use of the Premises and as stipulated damages for failure to perform.

Seller shall be entitled to immediate peaceable possession of Premises without notice, and may remove Buyer and all persons claiming under him/her therefrom, and may declare the whole sum remaining unpaid under this Contract immediately due and payable, notwithstanding that the Period specified in paragraph (2) for full payment of the whole sum may not then have expired. In addition to any other remedy, Seller, on default being made, may consider Buyer as a tenant holding over without permission and remove Buyer from said premises according to the law in such case provides.

All written notices permitted or required by this Contract to be given to the parties hereto shall be at their respective mailing locations listed hereinabove. Said notices shall be by First Class mail of the United States of America, and shall identify this Contract by DATE, PARTIES, and DESCRIPTION. Either party may change such location by giving written notice to the other Party specifying the new location.





# D-3

All buildings, trees or other improvements now on said Premises, or hereafter made or placed thereon, shall be considered a part of the Premises, and shall be security for the performance of this Contract, and may not be removed therefrom, except as may be necessary to improve Premises by constructing a driveway or building site. Buyer shall not commit, or suffer any other person to commit, any waste or damage to Premises and shall keep Premises in its new and/or improved condition. Buyer shall, during the continuance of this Contract, keep insured against loss by fire and windstorm, any buildings on Premises in the name of Seller, for such amount as Seller is due on this Contract, and forthwith deposit all policies of insurance with Seller, with loss, if any, payable to Seller. Should Buyer fail to keep said buildings insured, Seller may pay the same and have the buildings insured and the amounts thus expended shall be treated in the same manner as with unpaid taxes, if such become delinquent thirty days past notification to Buyer, then the amount expended shall become a lien on the Premises, and Seller may add said amount to the principal balance remaining on this Contract, said amount to be due at once, and to bear interest at 7% per cent per year.

If Buyer shall, in the time and manner above specified, make all the payments as herein provided, and shall observe and perform all conditions and agreements herein made, Seller shall thereupon, by good and sufficient warranty deed, convey the Premises to Buyer on the conditions herein agreed, provided, however, that the Deed shall be limited so as to except acts or negligence of parties other than Seller subsequent to the date of this Contract. Except for costs resulting from acts, negligence, or death of Seller, all cost of additional evidence of title shall be the obligation of Buyer.

Possession of Premises may be taken by Buyer on date of closing and retained for so long as no default is made by Buyer in any Terms or Conditions hereof. Buyer Accepts Premises as-is, and agrees that no verbal promises have been made which do not appear in writing. Buyer assumes full responsibility as to suitability of Premises for any particular purpose. Purchase and sale are further subject to the terms and conditions of the Offer to Purchase, if any, by and between the Parties hereto.

The parties agree that the closing shall be on or before 2 (two) days of signing this agreement.

Buyer may assign and convey his/her interest in this Contract or any part thereof provided, however, that such assignment or conveyance shall not result in the probability of waste or other impairment of Seller's security in the Premises or the probability of default on behalf of Buyer as a result of any such assignment or conveyance. Under no circumstances shall any assignment or conveyance release Buyer from His/Her obligations under this Contract unless Seller releases him/her in writing. No assignment, however, shall be valid until written notice thereof has been given to Seller.

Seller may not, during the lifetime of this Contract, place, continue and renew a mortgage on the Premises, which shall be a lien on the Premises, superior to the rights of Buyer.

D-3

It is expressly understood and agreed by the Parties hereto that time shall be deemed as of the very essence of this Contract and all Stipulations and Agreements herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the Parties hereto. Buyer and Seller further agree that this Agreement must be executed within: 5 days from date hereof.

In the event that any provisions of this Agreement shall be held to be invalid, the same shall not affect, in any respect whatsoever, the validity of the remained of this Agreement.

Patrick H Jenkins  
BUYER

BUYER  
Timothy R Greder  
SELLER

SELLER

witness ( notary )

State of Wyoming  
County of Laramie  
Subscribed and sworn before me this 5<sup>th</sup> day  
of July, 20 17  
By Patrick H Jenkins  
Notary Public  
My commission expires: 09/19/2020

State of Wyoming  
County of Laramie  
Subscribed and sworn before me this 5<sup>th</sup> day  
of July, 20 17  
By Timothy R Greder  
Notary Public  
My commission expires: 09/19/2020



RECP #: 764925  
RECORDED 11/1/2019 AT 10:28 AM BK# 2645 PG# 1609  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 5

Detail of R0019333

Parcel

PIDN: 14662640000700

Tax ID: 00014006626210 Property Taxes

Tax District: 0102

Property Owner(s): GRIDER, TIMOTHY RAY

Mailing Address: 691 E POWELL RD

CHEYENNE, WY 82009

Street Address: 3524 WHITNEY RD

Location: 14-66: POR OF SE1/4 NE1/4 SE1/4 SEC 26, DESC AS: BEG AT A PNT ON THE SOUTH LINE OF SD SUBD, WHICH POB IS SOUTH 1320.75' AND WEST 40' FROM THE EAST 1/4 COR OF SD SEC 26; TH WESTERLY ALONG THE SOUTH LINE OF SD SUBD, 300'; TH NORTHERLY 630.34' TO A PNT 30' SOUTH OF THE NORTH LINE OF SD SUBD; TH EASTERLY, PARALLEL TO THE NORTH LINE OF SD SUBD, 300'; TH SOUTHERLY PARALLEL TO THE WEST LINE OF SD SUBD, 460.37'; TH WESTERLY, PARALLEL TO THE SOUTH LINE OF SD SUBD, 90'; TH SOUTHERLY PARALLEL TO THE EAST LINE OF SD SUBD, 150'; TH EASTERLY, PARALLEL TO THE SOUTH LINE OF SD SUBD, 90'; TH SOUTHERLY, 20' TO THE POB; LESS PART OF EAST 340.0' OF SE1/4 NE1/4 SE1/4, DESC AS: BEG AT THE EAST 1/4 COR OF SD SEC 26; TH SOUTH, ASSUMED BASIS FOR BEARING, ALONG THE EAST LINE OF THE SE1/4 OF SD SEC 26, 834.41'; TH N 89 DEG 06' W, 40' TO THE POB; TH CONT N 89 DEG 06' W, 260.00'; TH SOUTH, 110.00'; TH S 89 DEG 06' E, 260.00'; TH NORTH, 110.0' TO THE POB.


2017 Market Value: \$ 149,226 (\$ 13,400 Land + \$ 135,826 Improvements)

2017 Assessed Value: \$ 14,176

The characteristics shown below may not be reflected in the values shown above.

Land

| Acres       | Square Feet    | Class   |
|-------------|----------------|---|
| 3.00        | 130,680        | Residential - Improved Land - Single Family Residence |
| <b>3.00</b> | <b>130,680</b> | <b>Total</b>  |

| Residential 1   | Stories | Sq Ft | Exterior       | Roof Cover         | Year Built* | Sketch(s) | Photo(s) |
|---|---------|-------|----------------|--------------------|-------------|-----------|----------|
| Ranch 1 Story   | 1.0     | 896   | Frame Aluminum | Comp Shingle Heavy | 1950        | #1        | #1 #2    |
| 2 baths with 3 fixtures   |         |       |                |                    |             |           |          |
| Add On Concrete Slab Fair   |         | 264   |                |                    |             |           |          |
| Add On Concrete Slab Fair   |         | 60    |                |                    |             |           |          |
| Add On Solar Panels   |         | 3     |                |                    |             |           |          |
| Add On Concrete Slab Fair   |         | 16    |                |                    |             |           |          |
| Add On Fiberglass Canopy  |         | 60    |                |                    |             |           |          |
| Basement Finished   |         | 896   |                |                    |             |           |          |
| Basement Outside Entrance Below   |         | 1     |                |                    |             |           |          |
| Basement Bsmnt Conc 8 ft  |         | 896   |                |                    |             |           |          |
| Porch Wood Deck   |         | 48    |                |                    |             |           |          |
| Porch Encl Solid Wall   |         | 76    |                |                    |             |           |          |
| Porch Slab Roof   |         | 240   |                |                    |             |           |          |
|   |         |       |                |                    |             |           |          |
| RECP #: 764925<br>RECORDED 11/1/2019 AT 10:28 AM BK# 2645 PG# 1610<br>Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 5 OF 5 |         |       |                |                    |             |           |          |
| Out Building 2  | Stories | Sq Ft | Exterior       | Roof Cover         | Year Built* | Sketch(s) | Photo(s) |
| Detached Garage   | 1.0     | 480   | Frame Aluminum |                    | 1950        | #1        | #1       |
| Add On Concrete Slab Low  |         | 640   |                |                    |             |           |          |
| Out Building 3  | Stories | Sq Ft | Exterior       | Roof Cover         | Year Built* | Sketch(s) | Photo(s) |
| Farm Utility Loafing Shed   | 1.0     | 288   |                |                    | 1950        | #1        | #1       |

E

ROAD MAINTENANCE AGREEMENT

This agreement is entered into this 8th day of December, 2000 in Laramie County, Wyoming by the undersigned.

All parties agree that the following described road:

Laramie St. from Whitney Rd. West to 6016 Laramie St. (as recorded road easment in Book 1252 page 727 on October 13th, 1987)

Be maintained as follows:

All parties are responsible for dividing the cost of approximately \$200 per year maintaining the road equally. This shall include grading, repairing, graveling of said roadway, the shoulders, barrow pits, or other areas lying within said road.

This maintenance agreement shall run with the land and apply to the heirs and/or assigns of all.

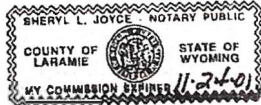
Signature of Joe Jordan and Pauline T. Jordan Pine Park Trac.
Joe Jordan
6016 Laramie St.

State of Wyoming )
)ss
County of Laramie )

On this 13 day of December, 2000, before me, a notary public in and for said County and State, personally appeared Joe Jordan & Pauline T. Jordan

Known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Signature of Sheryl L. Joyce
Notary Public for Wyoming
Residing at:
Commission Expires:



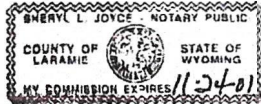
Signature of Joe Harmon Pine Park Trac.
Joe Harmon
3015 Whitney Rd.

State of Wyoming )
)ss
County of Laramie )

On this 27 day of December, 2000, before me, a notary public in and for said County and State, personally appeared Joe Harmon

Known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Signature of Sheryl L. Joyce
Notary Public for Wyoming
Residing at:
Commission Expires:



Road Maintenance Agreement for Laramie Street
as recorded with previous owners

E - P. 1

E

Kristian Ziegler  
Kristian Ziegler  
6108 Laramie St.

State of Wyoming )  
                                )ss  
County of Laramie )  
On this 13 day of December, 2000, before me, a notary public in and for said  
County and State, personally appeared Kristian Ziegler

Known to me to be the persons whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

Sheryl L. Joyce  
Notary Public for Wyoming  
Residing at:  
Commission Expires:



Shelley Ziegler  
Shelley Ziegler

State of Wyoming )  
                                )ss  
County of Laramie ) January, 2001  
On this 23 day of ~~December, 2000;~~ before me, a notary public in and for said  
County and State, personally appeared Shelley Ziegler

Known to me to be the persons whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

Sheryl L. Joyce  
Notary Public for Wyoming  
Residing at:  
Commission Expires:



\*\* Road Maintenance Agreement for Laramie Street as recorded with previous owners  
E - P. 2



**LAND DESCRIPTION**

FOR A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 26, T. 14 N., R. 66 W., 6<sup>TH</sup> P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE $\frac{1}{4}$ ) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE $\frac{1}{4}$ ) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

**PRELIMINARY LAYOUT  
FOR  
PROPOSED LARAMIE STREET**

CITY OF CHEYENNE,  
LARAMIE COUNTY, WYOMING.



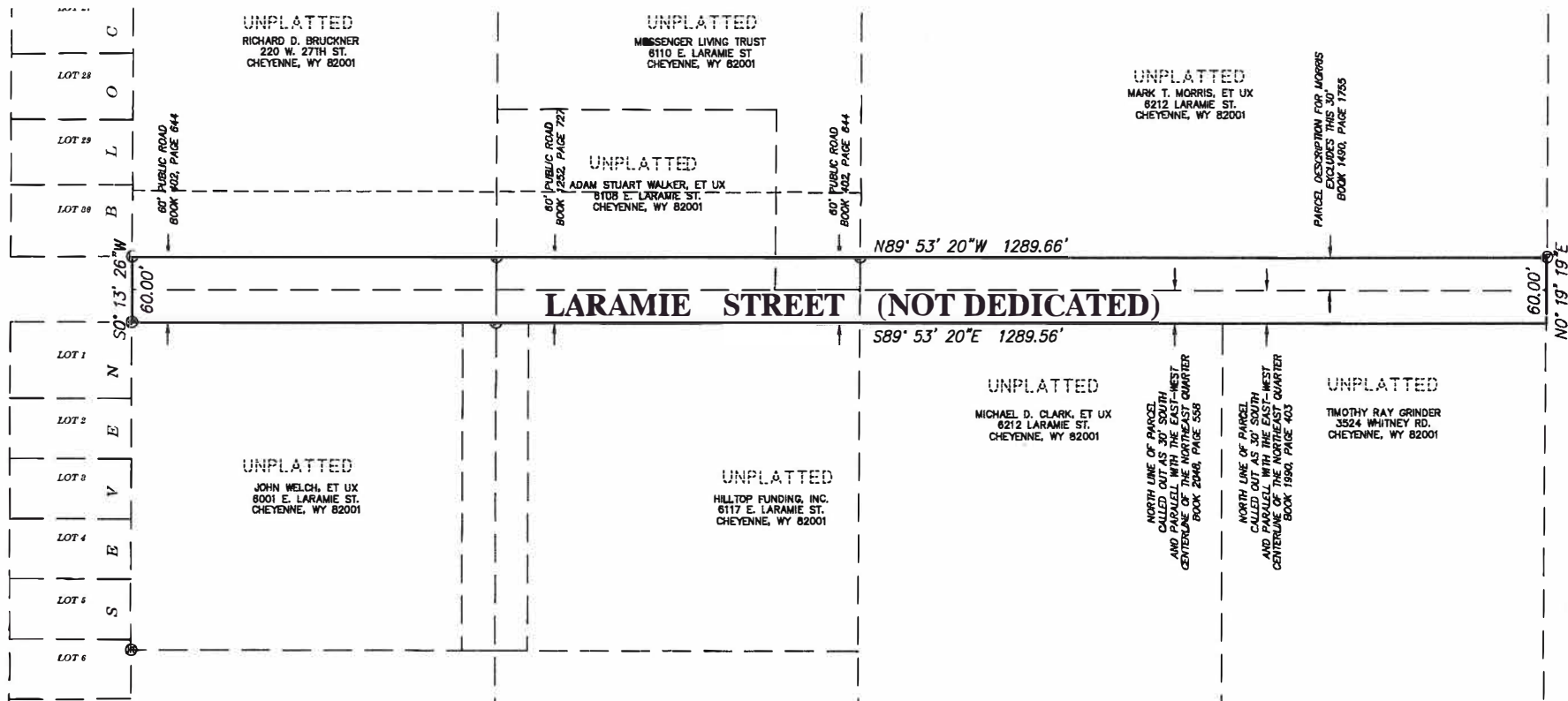
SCALE: 1"=100'  
0 25 50 75 100

**JONES LAND SURVEYING, INC.**  
 1075 So. Kelly Rd., Cheyenne, WY 82009  
 (307) 635-7200 FAX (307) 635-9566  
 WWW.JONESLANDSURVEYING.COM

DATE: 12 FEBRUARY 2020  
 DRAWN BY: CDJ

SARATOGA STREET (60' R/W)

WHITNEY ROAD (80' R/W)



**LAND DESCRIPTION**

FOR A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE¼) SOUTHEAST QUARTER (SE¼) OF SECTION 26, T. 14 N., R. 66 W., 6<sup>TH</sup> P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

**PRELIMINARY LAYOUT FOR PROPOSED LARAMIE STREET**

CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.



SCALE: 1"=100'  
0 25 50 75 100

**JONES LAND SURVEYING, INC.**  
 CERTIFIED FEDERAL SURVEYOR  
 6750 Bay Kally Rd., Cheyenne, WY 82009  
 Ph: 307-637-7107 Cell: 307-630-6554  
 FAX: 307-778-3919  
 www.joneslandsurvey.com

DATE: 12 FEBRUARY 2020  
DRAWN BY: CDJ

LARAMIE COUNTY ROAD PETITION  
East Laramie Street

Attachment A

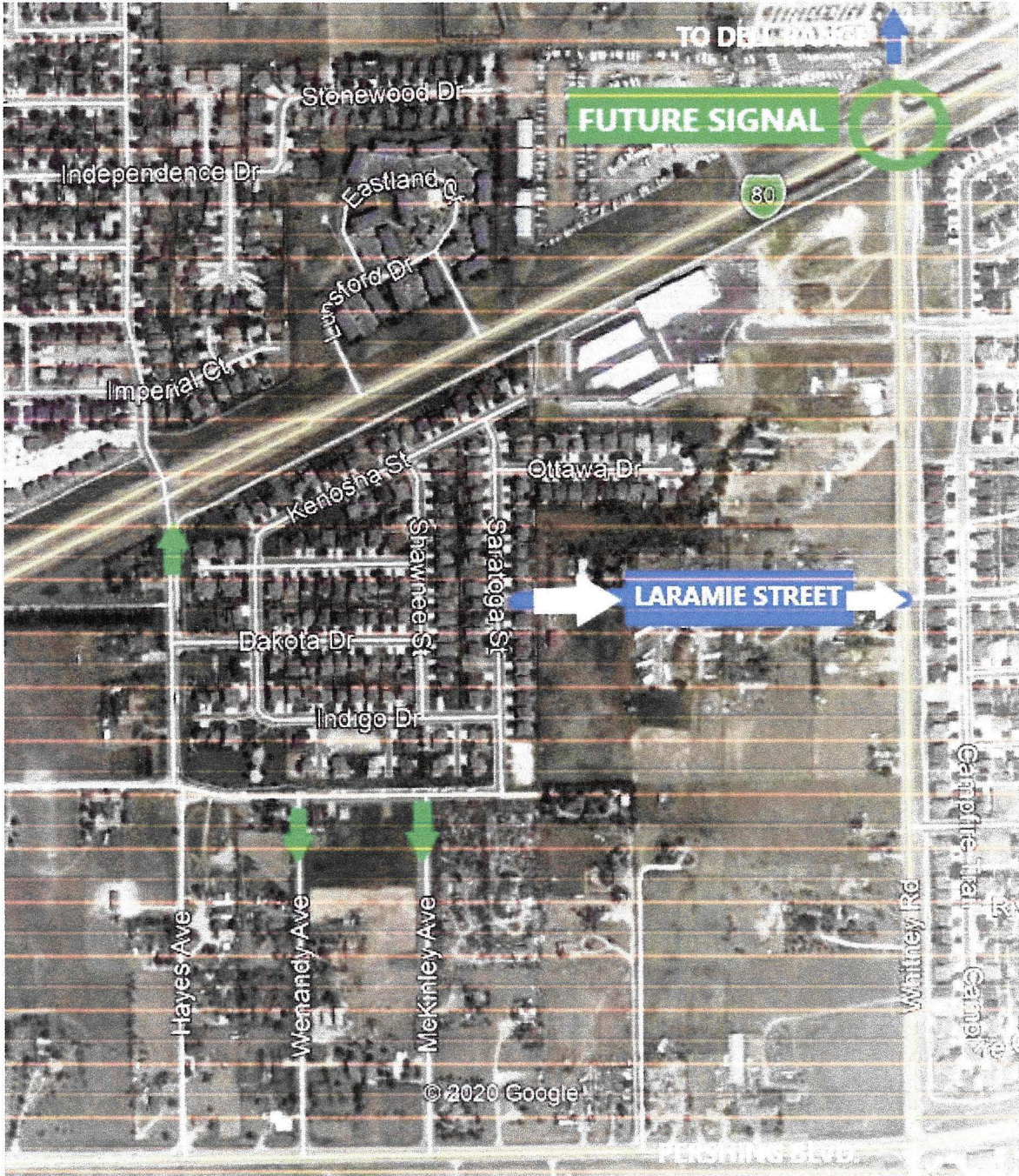
LAND DESCRIPTION FOR  
A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE  
IN THE NORTHEAST QUARTER (NE1/4) SOUTHEAST QUARTER (SE1/4)  
OF SECTION 26, T. 14 N., R. 66 W., 6<sup>TH</sup> P.M., LARAMIE COUNTY,  
WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT,  
DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W.  
ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE  
OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7,  
DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E,  
ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND  
PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID  
NORTHEAST QUARTER (NE1/4) A DISTANCE OF 1289.56 FEET TO A  
POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19"  
E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF  
60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A  
LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO  
THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST  
QUARTER (NE1/4) A DISTANCE OF 1289.66 FEET TO THE POINT OF  
BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.





**Hilltop Funding LLC**  
**1419 Morrie Avenue**  
**Cheyenne, Wyoming 82001**

**July 27, 2021**

**Laramie Street Project Narrative :**

**Laramie Street, although not formally dedicated as a Laramie County Road is being used (nearly 70 years) as a “Steet”.**

**Currently, there are no city services available to the residents who reside here. Cheyenne water and sewer literally surround the residents of Laramie Street with Dakota Crossing Sub-division to the West, and Saddle Ridge Sub-division to the East. To the north (toward Lincolnway Route 30) extensive development is underway.**

**The residents of Laramie Street utilize well water and septic systems. City Sewer and Water would be a significant improvement for the residents. Of note: the residents of Evergreen (some own their home) are almost unanimously in favor of City Services.**

**HillTop (the owner of Evergreen Mobile Home Park at 6117 Laramie Street) wishes to Improve its’ land and eventually develop this property. Doing so will significantly improve the livability of this area in addition to increasing the property values of those who reside here.**

Currently traffic within Dakota Crossing can enter/exit Dakota Crossing at Hayes Avenue to Highway 30 or via McKinley Avenue or Wenandy Avenue to Pershing Boulevard. The addition of Laramie Street as a local road will provide an additional access into and out of Dakota Crossing – providing access to Whitney Road. Adding an additional access to a subdivision tends to reduce the amount of thru traffic on the streets within the subdivision because traffic will be dispersed among the accesses. The addition of Laramie Street will also provide a direct route from Dakota Crossing to Whitney Road; Whitney Road continues north to Dell Range Boulevard, more directly connecting Dakota Crossing to the City of Cheyenne road network. The Wyoming Department of Transportation is planning on placing a traffic signal at the intersection of Whitney Road and Highway 30 in the next several years. The design of the Dakota Crossing road network discourages through traffic. It is not anticipated that construction of Laramie Street, or any improvements along Laramie Street, will increase traffic through the Dakota Crossing Subdivision.

**RESOLUTION # \_\_\_\_\_**

**ENTITLED:** ■Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. ● 24-3-101 et seq. and Appointment of Viewer.●

**WHEREAS**, petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

**WHEREAS**, The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines the petition meets the requirements pursuant to W.S. ● 24-3-101; and

**WHEREAS**, The Board having considered the Petition herein, pursuant to W.S. § 24-3-103, may appoint a suitable and disinterested person, who may be a member of the board of county commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report to the Board their findings as soon as practical;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LARAMIE COUNTY, WYOMING**, the Board hereby appoints the Laramie County Director Of Public Works or her designee as viewer in this matter pursuant to W.S. § 24-3-103 and directs said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

BOARD OF LARAMIE COUNTY COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

\_\_\_\_\_  
Debra Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney

# Laramie County, Wyoming

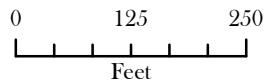


Laramie Street  
Road Petition  
PZ-21-0024  
Aerial Map

Subject Road



August 2021



## Legend

Property Lines

## Streets

### Classification

Interstate

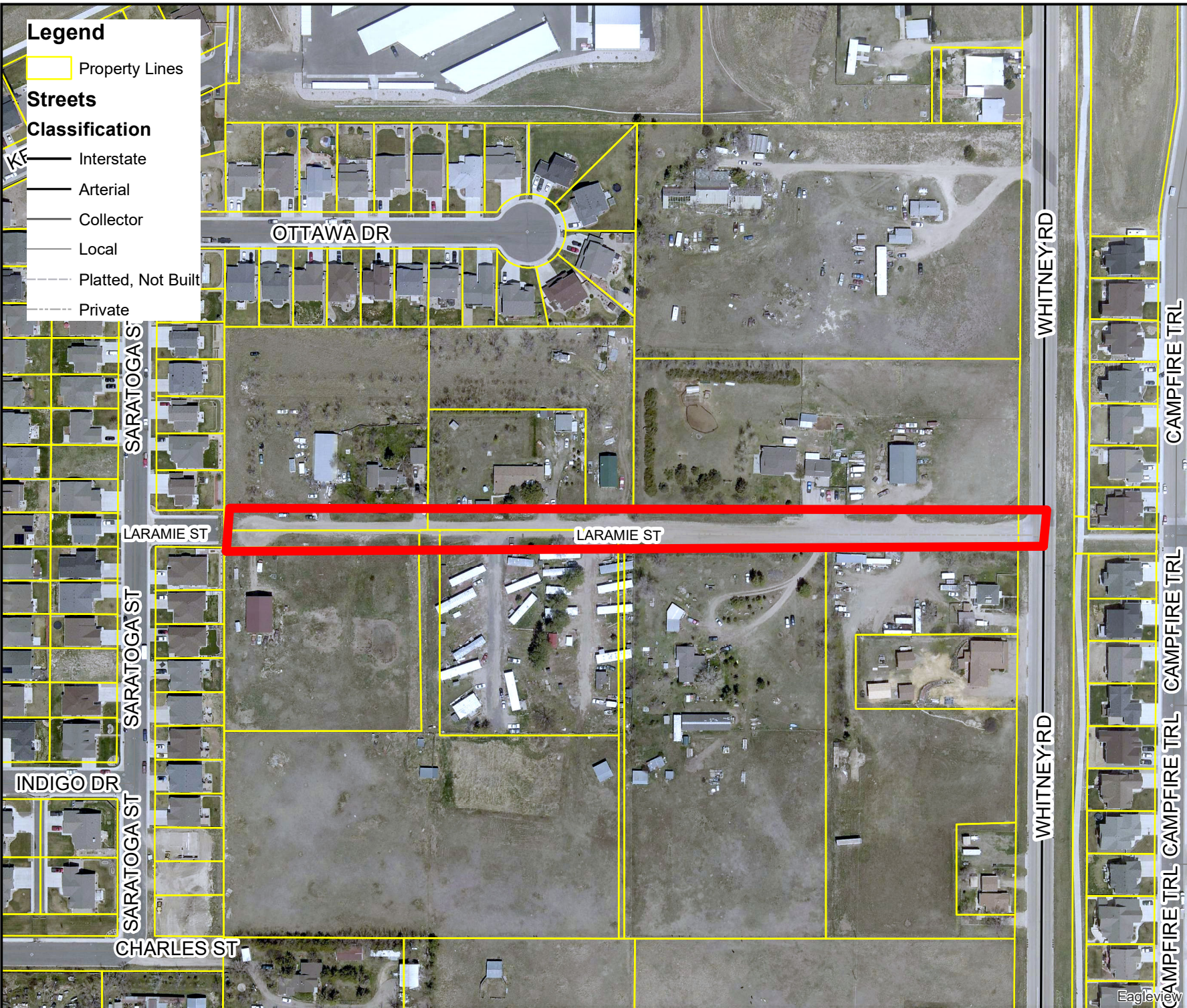
Arterial

Collector

Local

Platted, Not Built

Private



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.