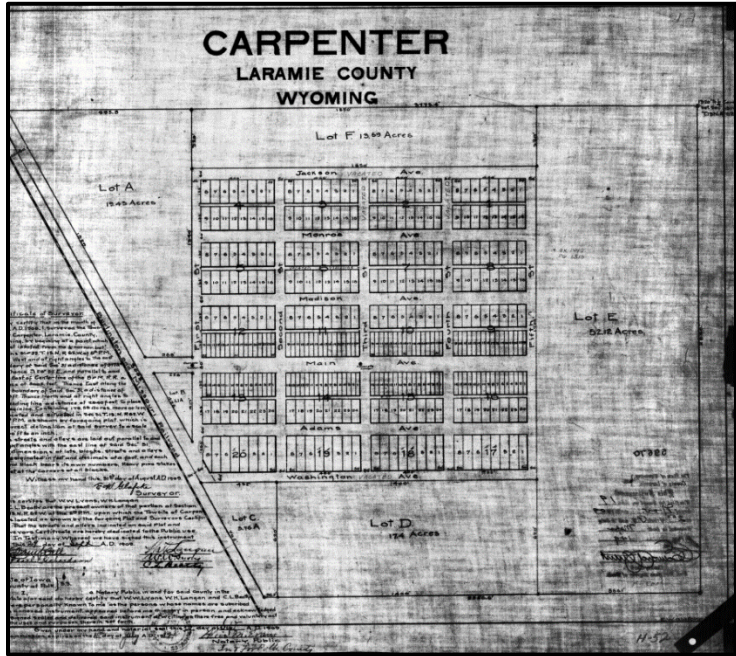


Carpenter, WY – Second Street  
Viewers Report  
PZ-21-00235



Molly Bennett  
Director  
Laramie County Public Works  
June 13, 2022



Carpenter, WY – Second Street  
Viewers Report  
PZ-21-00235

Molly Bennett  
Director  
Laramie County Public Works  
June 13, 2022

## **Executive Summary**

It is my recommendation, as the viewer of this report, that the section of Second Street between Adams Avenue and Road 203, within Carpenter, Laramie County Wyoming, be dedicated as a public Right-of-Way (ROW).

From a high-level point of view, this section of road serves the public convenience. Various agencies and interested private parties/stakeholders have commented they would like to see this section of Road established as a public ROW.

The road had been maintained by the County as a ROW for many years prior to the discovery of no recorded ROW. This road was assumed to be a ROW prior to September 2019 and because of that utilities (with recorded easements) were established within Second Street. There are water and gas lines within the road section.

This road would serve as an established ROW/access to the center of the Town of Carpenter from Road 203 and State Highway 214/Main Avenue. In a general sense, more than one point of ingress and egress for the Town of Carpenter is a good practice. It can assist with routing and help elevate safety considerations for intersections on higher traffic roads, such as Road 203 and State Highway 214. An overall ingress, egress and truck routing analysis may be warranted in this circumstance due to the limited established ROW's present.



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# Introduction

As a result of the August 3, 2021 Board of County Commissioners (BOCC) meeting I, Molly Bennett, was appointed as the Viewer on whether to establish a Right-of-way (ROW) along Second Street (between Adams Avenue and Road 203) within Carpenter, Laramie County Wyoming. I have compiled the following report as a flow through this process and what led to my recommendations. I will discuss the background of this project/petition, my observations and my recommendations to the Board moving forward.

# Background

## Location and Subject Area

The subject area for this viewer’s report is located within the Town of Carpenter in the southeast portion of Laramie County, Wyoming. The Town of Carpenter was established via plat (Figure 1) in or around 1909.

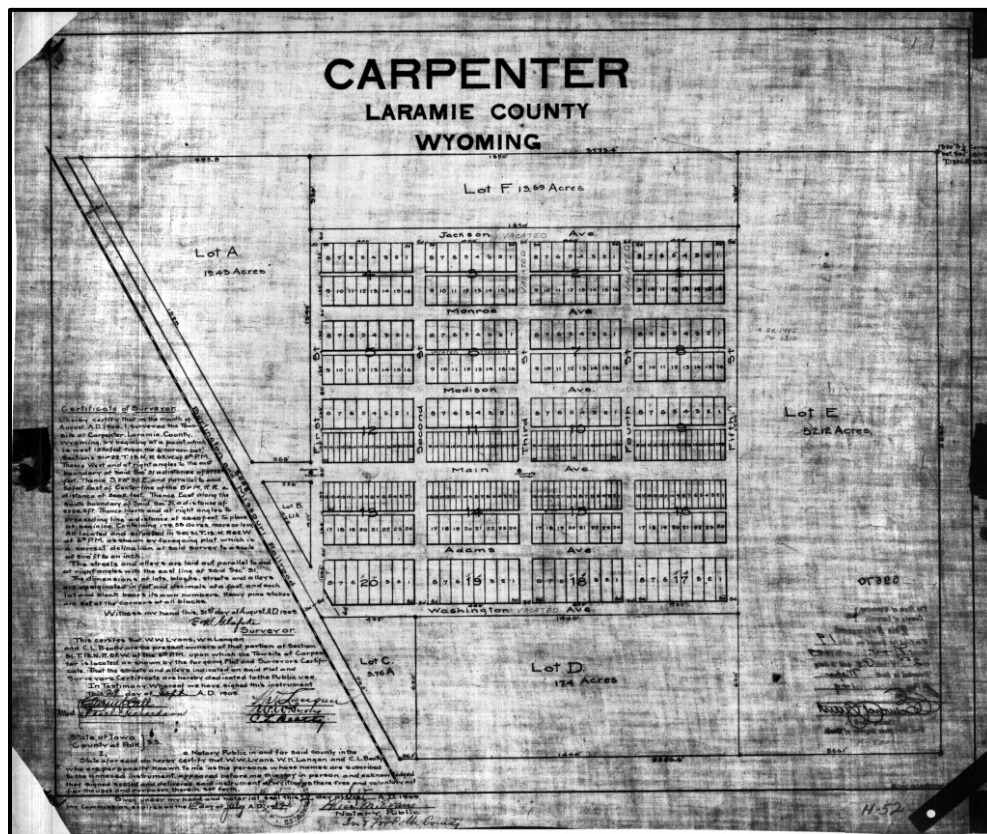


Figure 1: Town of Carpenter Plat



Figure 2 below shows subject property and the limits of the proposed ROW for discussion.

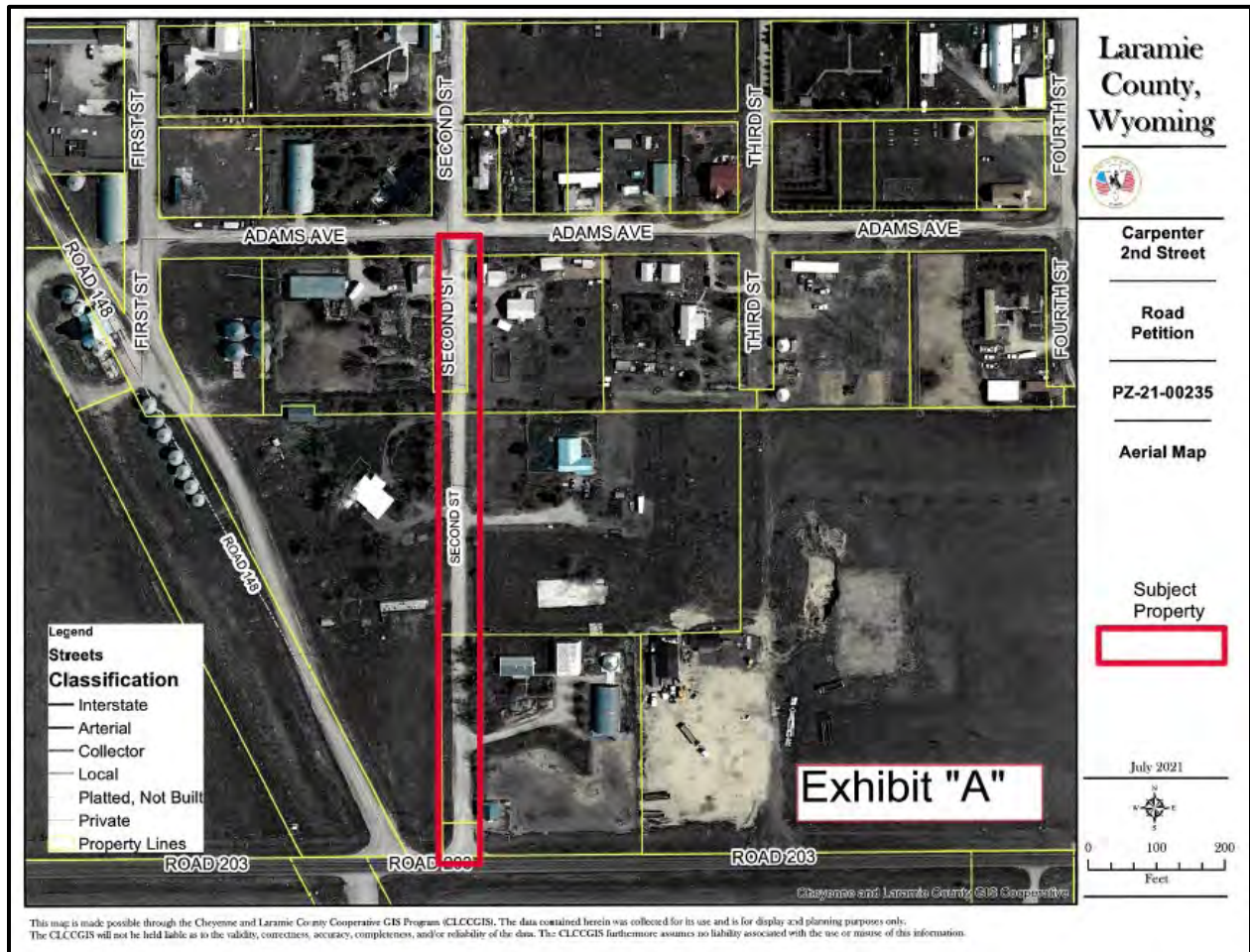


Figure 2: Subject Property Exhibit

The subject property consists of a gravel roadway from Adams Avenue to Road 203. The surrounding properties consist of rural residential properties of varying acreage to the east and west, and established ROW to the north (Adams Avenue) and south (Road 203).



The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI), as shown in Figure 3 below. Rural residential uses are primarily anticipated in these areas. The subject property is located outside the PlanCheyenne and zoned boundaries.

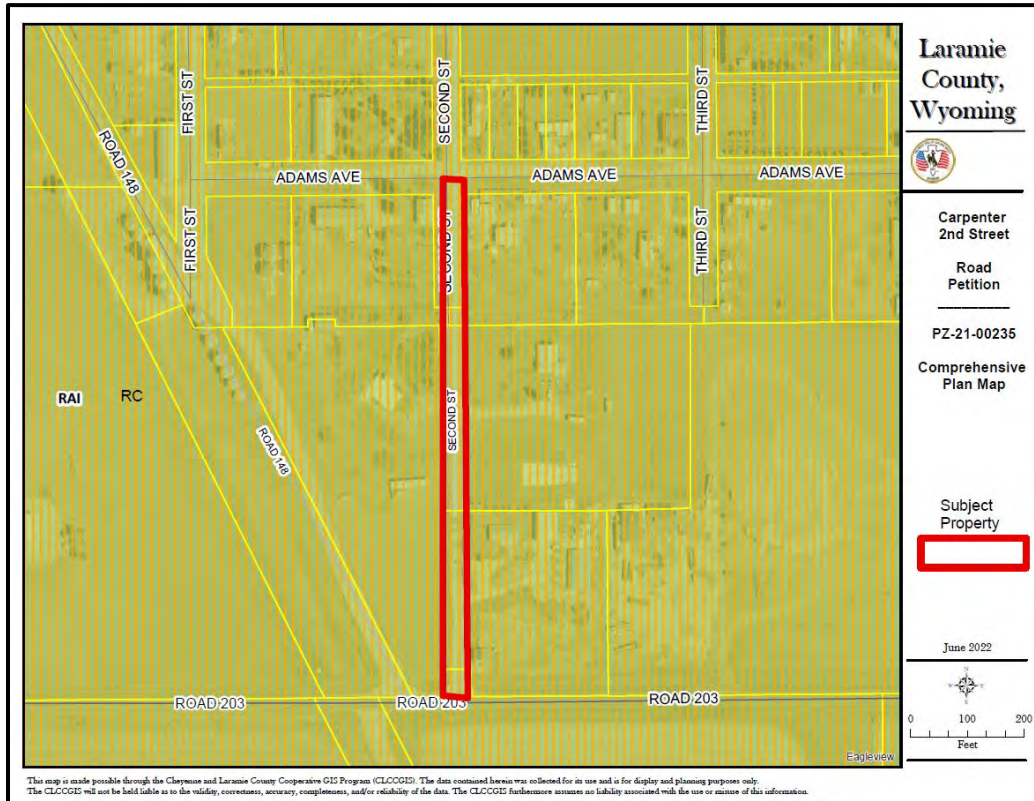


Figure 3: Comprehensive Plan Map

## Existing Conditions

For the purpose of this report, Benchmark Engineers LLC (BME) was hired to research this area and furnish a plat showing the existing conditions. Appendix A includes the report, documents and plat supplied by BME. Further discussion on the information therein can be found later within the Discussion portion.



## Relevant History and Information

### Owner & County Related

Based on the information I was able to locate, this process began in September of 2019. The owner (Lisa Parsons) of Lot D within the Town of Carpenter requested a pre-application meeting to discuss a road vacation. The notes for that meeting can be found in Appendix B. In attendance at that meeting on September 25, 2019 were representatives from Planning and Development, Public Works and the owner of the Lot. The owner wanted to vacate the ROW of Second Street. At the time of said meeting, there was an assumption made that Second Street in Carpenter was dedicated as a ROW. The owner was instructed to proceed with the vacation process through the Board of County Commissioners.

In the years and months since, the owner has worked diligently with County staff to determine the status of this ROW. Many phone calls and a few emails were exchanged with the owner, Planning and Development Director and the Public Works Director. Note: the two persons in those positions have since moved on from their positions with Laramie County. Between September 2019 and June of 2021, it was determined Second Street was in fact not a dedicated ROW. It is a private road.

In June of 2021 a letter was sent to the owner (Lisa Parsons) via Laramie County Public Works and the County Attorney's office (Appendix C dated June 21, 2021). Within the letter, it is stated, "Based on the information and research available to the Laramie County Planning Department and this office, there appears to be no governmental interest present in this section of property. That being said, this office has not seen the deed to Ms. Parsons' property. As a result, it is unknown whether any reference to this roadway is made therein. Further, other interests which may exist in this property, such as easements, licenses or other grants which may have been made over time to or between private parties, are unknown. Similarly, it is unknown whether or not any individuals or entities might be able to establish a prescriptive or adverse interest in this section of roadway."

The next step in this journey came the week of July 19, 2021. A meeting was held with the County Commissioners and local residents/interested parties to discuss the current situation with Second Street in Carpenter, WY. Within this meeting, multiple local residents and stakeholders brought a petition to dedicate ROW to the attention of the Board of County Commissioners. With the petition and meeting, the residents informed the Board that Lisa Parsons (resident adjacent to Second Street) had blocked the road off with a large pile of dirt. The local residents and interested parties in attendance were concerned about the current situation. It was brought to the attention of the County Commissioners that there are existing utilities within this gravel road section. These include but are not limited to: water, fiber optic and natural gas. The road petition filled out by these local residents was then placed on the August 3, 2021 BOCC meeting. I, Molly Bennett, was appointed as the Viewer on whether to establish a ROW along Second Street (between Adams Avenue and Road 203) within Carpenter, Wyoming. Appendix D includes the resolution from the BOCC meeting on August 3, 2021.





**County Related**

Based on my research the County has been maintaining this section of Second Street for an extended period of time. The records we have access to show maintenance since at least 2005. Note, this does not mean that is the extent of time the County has been maintaining this section of Road. The software system only goes back so far and the individual operator timecards are no longer available.

A snippet of the maintenance records are shown in Figure 4. This data is and has been entered into a software system called Road and Bridge (R&B). The software is a tool Public Works uses to keep records. The data is entered by our administrative staff based on the daily timecards by operators. The software is still useful to us for this purpose, however, it became obsolete for updates and we are currently transitioning to a new asset tracking system (Cartegraph). For reference, I have included the full report in Appendix E. Note: the cost information shown within this report is not up to date.

Date	Task & Description	Date	Task & Description
11/19/2020	GRADE & GRADE & PULL SHOULDER GRADE & PULL SHOULDER	10/01/2007	GRADE GRADE GRADING-08
7/23/2020	REPAIR ( REPAIR CULVERT DRAINAGE-21	8/21/2007	GRADE GRADE GRADING-08
7/23/2020	REPAIR ( REPAIR CULVERT DRAINAGE-21	6/29/2006	WATER WATER GRADING-06
7/09/2020	GRADE & GRADE & PULL SHOULDER GRADE & PULL SHOULDER	6/29/2006	FUEL EXI FUEL EXPENSE FUEL-06
4/02/2020	GRADE GRADE GRADING-20	6/29/2006	WATER WATER GRADING-06
4/09/2019	GRADE & GRADE & PULL SHOULDER GRADE & PULL SHOULDER	6/29/2006	FUEL EXI FUEL EXPENSE FUEL-06
2/17/2016	GRADE GRADE GRADING-16	6/29/2006	GRADE GRADE GRADING-06
2/17/2016	GRADE GRADE GRADING-16	8/25/2005	MOWING MOWING MAINTENANCE-06
6/29/2015	GRADE GRADE GRADING-15	8/25/2005	MOWING MOWING MAINTENANCE-06
12/01/2014	GRADE GRADE GRADING-15	6/14/2005	WATER WATER GRADING-05 GRADE
10/07/2014	GRADE GRADE GRADING-15	6/14/2005	WATER WATER GRADING-05 GRADE
		6/14/2005	FUEL EXI FUEL EXPENSE FUEL-06
		6/14/2005	GRADE GRADE GRADING-05 GRADE

Figure 4: County Maintenance Record



## Stakeholder Related

Ms. Parsons (owner of Lot D in Carpenter, WY) submitted information relevant to this report. That information can be found within Appendix F (Ms. Parsons). Any other related public comment is included within that exhibit under “Other Public Comment”.

Stakeholders directly impacted were asked to provide comment as well. Appendix G includes the letter sent to stakeholders and the associated responses. The stakeholders included: Carpenter Water and Sewer, Fire District #4, School District 2, RT Communications, Laramie County Planning (addressing), High West Energy and Black Hills Energy.

On May 11, 2022 John (Jack) Studley, a professional land surveyor hired by Ms. Parsons, provided information related to this report. See Appendix H.

## Pertinent Statutes

The Laramie County Board of Commissioners on August 3, 2021, appointed me for the purpose of viewing under Wyoming State Statutes 24-3-101, 104-106.

- 24-3-101
  - “... The board of county commissioners of any county, may, on its own motion by resolution duly adopted, where it deems the public interest so requires, initiate the procedure for the establishment, vacation or alteration of a county highway, as the case may be, by setting forth in such resolution the point of commencement, the course and the point of termination of said road to be established, altered or vacated, as the case may be, and thereafter following out the provisions of article 2, chapter 52, Wyoming Revised Statutes, 1931, not inconsistent therewith. ...” (Highways, 1924/2021)

Additionally I performed under the following procedures as set forth. The viewer’s job is defined mostly within the following three Wyoming State Statutes:

- 24-3-104
  - “The person so appointed shall be termed a viewer, and he shall be sworn by some person or officer authorized by law to administer oaths, before entering upon his duties, to faithfully and impartially discharge his duties, and he shall file his oath in the office of the county clerk. He shall not be confined to the precise matter of the petition, but may inquire or determine whether that, or any road, in the vicinity of the proposed or altered road, answering the same purpose is required.” (Highways, 1924/2021)



- 24-3-105
  - “ In forming his judgment the viewer shall take into consideration both the public and private convenience, and also the expense of the proposed road.” (Highways, 1924/2021)
  
- 24-3-106
  - “ The said viewer shall report in writing to the board of the county commissioners, whether or not in his judgment, said proposed road is practicable, and ought or ought not be established, altered or vacated, as the case may be, stating the probable expense of the same, including damages to the property owners along the line thereof, the benefits thereto, and such other matters therein as shall enable the said board to act understandingly in the premises.” (Highways, 1924/2021)

## Discussion

Since the inception of this journey in September 2019, there have been people involved in this project. Emails, phone calls and in person meetings, have taken place prior to my involvement related to the road petition. My comments, discussion and findings are based on the information provided within this report.

The following discussion is intended to guide the reader through my (the viewer) thought process and expand on the decision presented for this Viewer’s report.

### Existing Conditions

The research herein this report indicates there was an assumption made that this portion of Second Street was dedicated as Public ROW at some point in the past. This is somewhat indicated within the deeds and easement details provided by BME. Through this viewers report process and previous research conducted by County staff at the request of a resident, it has been determined that portions of Second Street between Adams Avenue and Road 203 are in fact private. There is no documentation indicating they were ever legally dedicated as ROW.



## Utilities

There are existing utilities within this road section. It is an industry standard for utilities to be placed within public ROW for ease of access, repair and maintenance. Those utility companies provided comment for the benefit of this report (see Appendix G).

RT Communications does have information indicating Laramie County provided an easement for copper wiring, however, no recorded record of this easement was found within the research phase of this report.

High West Energy does have facilities within the road section with no established easements. That comes from Dave Golden with High West Energy.

Carpenter Water and Sewer also has facilities within the road section. No recorded easements were found within the research phase specific to Second Street.

## Traffic Impacts and Access

With the position of Director Public Works, I believe it is within my duty to the citizens of Laramie County to provide a safe transportation network. That applies to snow control, transportation planning, accesses, intersection configuration and many other areas that affect and/or impact the transportation network within Laramie County.

Access is not legally established for the Town of Carpenter except for State Highway 214. For the safety of the public, truck traffic, emergency services and school transit, there needs to be multiple access points for citizens within the Town of Carpenter.

On that note, access as a whole needs to be reviewed and researched for the Town of Carpenter. The configuration of the access from 149/203 onto 203 headed west is not ideal for large tractor-trailers. The configuration of that intersection could cause hazards in the future with the tight turning radius. There is a possibility to establish a truck route within the Town of Carpenter to avoid the more residential streets. Having State Highway 214 act as the only access point in/out of Carpenter is not an ideal situation from a traffic flow perspective.

Private access for the residents at 312 and 313 Second Street are located directly off of Second Street. They do not have any other access to their homes. If this road were to become private property, accesses easements would need to be granted to the residents. Private accesses are preferred to be off of local streets with lower speed limits. This allows for residents and maintenance workers to slow while turning. They then avoid the risk of having faster moving traffic pass them to avoid slowing down.

Traffic will flow along this road again and that could be a private impact as well. To help mitigate those impacts, a speed study could be conducted in order to review signage, speed limits and possible truck routes within the Town of Carpenter.



## **Addressing**

Addressing is another impact that will affect the current residents. Currently two citizens have addresses off of Second Street. If this road were to become private property, those addresses would need to be changed.

These addressing changes could provide some interesting dilemmas in relation to emergency services. Typically the address will indicate to emergency personnel what road the structure will be accessed from.

## **Public and Private Impacts**

Being that this road is pre-existing, constructed and had been maintained by the County previously, there will be no major impact to the taxpayers for construction within this proposed ROW. The County can resume maintenance on this road section with no major impacts to our efficiency of operation.

From a private impact perspective, there will be impacts on at least six immediately adjacent lots. Through this establishment process, those impacted will be able to claim damages and potentially receive compensation for the impacts incurred. That process and outcome is to be determined within the next steps of this road establishment.

Stakeholders had the opportunity to provide comment as laid out in Appendix G. There was a range of responses from no impact to requesting the road be dedicated as ROW.



## **Recommendation**

It is my recommendation, as the appointed viewer for this road petition and the Laramie County Public Works Director, that the section of Second Street from Adams Avenue south to Road 203 be established as a 50 foot publicly dedicated Right-Of-Way in accordance with County policy and existing regulations and laws.

Upon establishment by the Board, Laramie County Public Works would resume maintenance of the entire section of Second Street in Carpenter, Wyoming. Easements will be granted for the existing utilities that fall within the proposed ROW. It is also my recommendation that the County Commissioners review other access options for the Town of Carpenter, Laramie County, Wyoming.



## **Appendix A**

Benchmark Engineers LLC - Report and Findings



**BenchMark**  
ENGINEERS, PC  
*Quality minded, community spirited*

November 22, 2021

Molly Bennett  
Director  
Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009

**RE: Second Street Carpenter**

Dear Ms. Bennett:

Per your request, BenchMark Engineers, P.C. (BME) along with Steil Surveying Services, LLC (SSS) conducted research regarding the existence or nonexistence of Second Street in Carpenter from Adams Avenue to CR 203. Information regarding our research, findings, recommendations, and justification for the recommendations are outlined below for your consideration.

**Research Conducted**

We conducted research on existing current records at the Laramie County Clerk's Office to provide current deeds and recorded easements for the parcels south of the vacated Washington Avenue and the vacated portion of Washington Avenue along the route where Second Street would be located.

The historical records from the old books at the Laramie County Clerk's Office and old deeds were researched and reviewed for any mention of easements. In addition, SSS researched records of surveys they performed throughout the Town of Carpenter over the years.

Copies of water main construction plans were obtained from the Carpenter Water & Sewer District to review and research the locations of existing water lines and appurtenances.

**Findings and Conclusions**

Based on the research we conducted, we concluded and found the following:

1. Second Street right-of-way (ROW) exists from Adams Avenue south to the northern boundary of the vacated Washington Avenue. The existing ROW is 50 feet wide.
2. There is no existing ROW for Second Street from the northern boundary of the vacated Washington Avenue south to CR 203 and is privately owned property that is owned by four (4) different property owners. This area will be referred to from here on as "the area of concern".
3. There is an existing 20' easement for the Carpenter Water and Sewer District located along the western line of the area of concern that has an existing water main located within the easement. However, the easement stops at the south line of the vacated Washington Avenue and does not extend through the Washington Avenue vacated portion, but the water line exists. The vacation



document for Washington Avenue does not specifically indicate anything about the water line and/or easement.

4. Other existing utilities that are located within the area of concern include buried gas, overhead power, and buried telephone. Our research could not find any existing easements for these utilities.
5. CR 148 located to the west of the area of concern was officially vacated so, this too, is a roadway that does not have a dedicated public ROW.
6. An existing roadway has been located within the area of concern for as long as aerial photos go back to (1985). The roadway goes from Adams Avenue south to CR 203 and there are four (4) existing accesses that currently use this roadway for access to adjacent properties. However, no access easements were found.

### ***Recommendations and Justification***

The following are our recommendations as well as some discussion and reasons to justify the recommendations.

A 50' wide ROW for Second Street should be established from where the existing ROW ends at the northern boundary of the vacated Washington Avenue south to CR 203. For more than 36 years, the area of concern has been used as a roadway for access to property and accessing other roadways within Carpenter. The existing roadway has been used for many, many years as a major entrance/access to Carpenter from CR 203 since the next roadway that connects to CR 203 to the east is Fifth Street which is three blocks away and on the east edge of Carpenter. In addition, the existing roadway has been used to access two properties of which one has no other option to access their property.

Without CR 148 and Second Street, there is only one legally accessible access from CR 203 to Carpenter which is on the far east side of Carpenter (Fifth Street). It is recommended that there be at least two legally accessible accesses to Carpenter from CR 203. Second Street is the logical choice since there are existing utilities within the area of concern and there are accesses to properties. The existing road that goes through where CR 148 was vacated has overhead power but no property accesses off that stretch of roadway so there are no access issues. Creating a ROW for Second Street will address all the utility and access issues that currently exist.

There are already several existing buried and overhead utilities within the area of concern. Only one of these utilities has an easement so if a ROW is not established, at a minimum there needs to be easements established for the utilities that don't already have them. In addition, if a ROW is not obtained, access easements need to be created to allow access to certain tracts/lots.

Let me know if you have any questions or require additional information.

Sincerely,



Scott D. Larson, P.E.  
President

Enclosures:

1. Current and historic deeds of interest.
2. The historic tract index.

3. A record of survey from 1998 of the area west of Lot C indicating no ROW for CR 148
4. An exhibit of the recorded documents and previous surveys performed by SSS.
5. An exhibit with an aerial photo.



File No.: 4521-3378505 (SV)

FIRST AMERICAN

WARRANTY DEED

Megan R. Latimer formerly known as Megan R. Floyd, 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

DUP

Dee V. Parsons and Lisa K. Parsons, husband and wife, grantee(s),

whose address is: 305 2nd Street, Carpenter, WY 82054 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

Parcel #1:

A Plot 300 x 200 feet in the SW Corner of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, beginning at the SW corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the SW corner, to the Point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89°41.50' East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89°41.50' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

Parcel #2:

A portion of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, more particularly described as follows:  
Commencing at the Southwest corner of said Lot D; thence S.89°56'00"E., along the South line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing S.89°56'00"E., a distance of 85.00 feet to a point 1115.00 feet West of the Southeast corner of said Lot D; thence N.00°15'47"E., a distance of 340.00 feet, thence N.89°56'00"W., a distance of 285.00 feet to the West line of said Lot D; thence S.00°15'47"W., along said West line, a distance of 40.00 feet; thence S.89°56'00"E., a distance of 200.00 feet; thence S.00°15'47"W., a distance of 300.00 feet to the 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 28 day of January, 2020.

Megan R. Latimer formerly known as Megan R. Floyd



RECP #: 770670

RECORDED 1/31/2020 AT 3:25 PM BK# 2657 PG# 1649  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

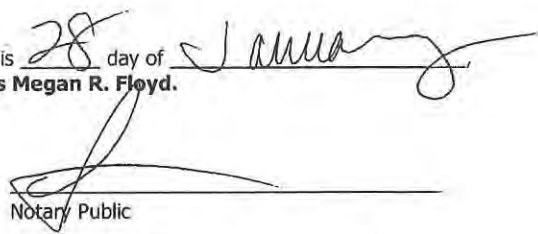
WARRANTY DEED-continued

File No.: 4521-3378505 (SV)

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 28 day of January  
2020 by **Megan R. Latimer formerly known as Megan R. Floyd.**

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

My commission expires:



**WARRANTY DEED**

**Terrie L. Warren**, 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

*COPY*

**Cory Morgan and Heather Morgan, husband and wife**, grantee(s),

whose address is: **313 2nd Street, Carpenter, WY 82054** of **Laramie County** and State of **WY**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

**All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming**  
**WITH THE EXCEPTION** of the following described plot, this plot is in the southwest corner of Block D and is 300 by 200 feet and beginning at the SW corner of Block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to SW corner, the point of beginning.  
**LESS** that portion contained in Warranty Deed, recorded September 13, 1996, in Book 1432, Page 1770 Records of Laramie County Wyoming. Less that portion contained in Warranty Deed, recorded November 1, 1996, in Book 1436, Page 1420 Records of Laramie County Wyoming.

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 12 day of April, 2013.

Terrie L. Warren  
Terrie L. Warren

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on April 12, 2013 by Terrie L. Warren

Luanne Roberts  
Notary Public

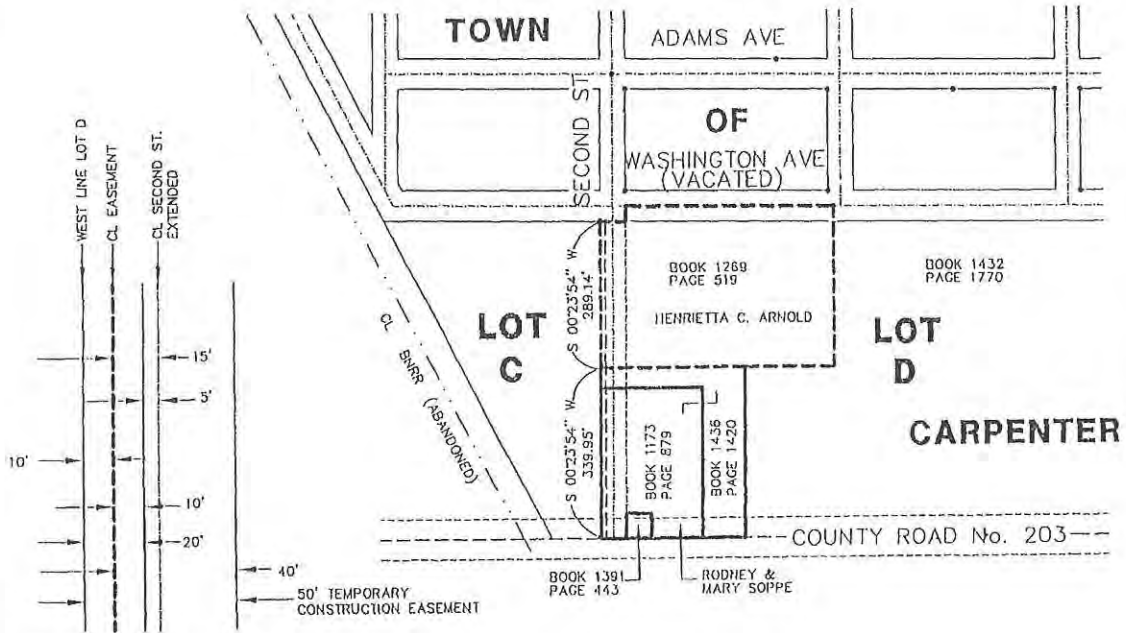
My commission expires: 6-30-15

(Seal)



RECORDED 4/19/2013 AT 3:15 PM REC# 613715 JK# 2332 PG# 1189  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



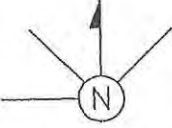


EASEMENT DETAIL  
NOT TO SCALE

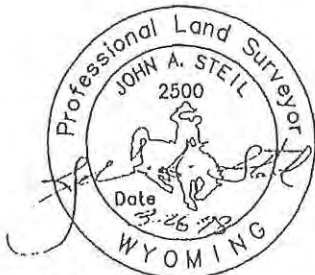
EASEMENT DESCRIPTION

A 20.00 foot permanent easement and a 50.00 foot temporary easement across a portion of Lot D, Town of Carpenter, Laramie County, Wyoming. The permanent easement being 10.00 feet on each side of the following described centerline and the temporary easement being 10.00 feet to the west and 40.00 feet to the east of the following described centerline:

Beginning at a point on the north line of that portion of Lot D described in Book 1436, Page 1420, Laramie County Records, said point being 10 feet east and 289.14 feet south of the northwest corner of said Lot D; thence S.0°23'54"W., parallel to the west line of said Lot D, a distance of 339.95 feet to the south line of said Lot D and said centerline there terminating.

  
**LOT D**  
**TOWN**  
**OF**  
**CARPENTER**

Scale 1" = 300'



BOOK 1431

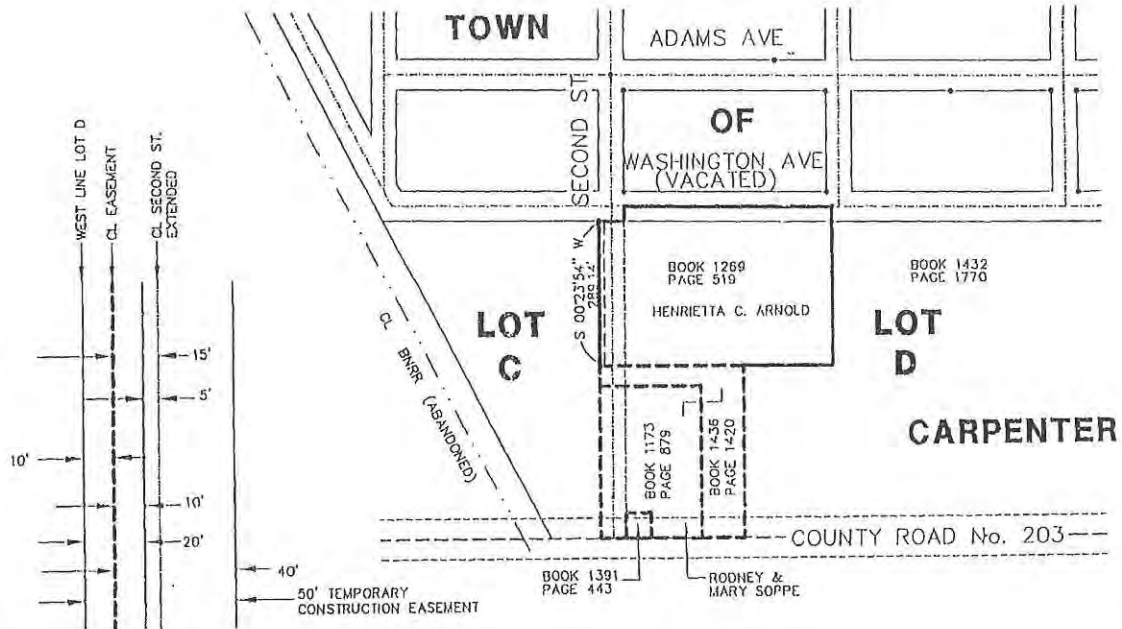
1082



**STEIL SURVEYING SERVICES, LLC**  
 REGISTERED LAND SURVEYORS  
 1102 WEST 19th STREET P.O. BOX 2073  
 PH(307)634-7273 CHEYENNE, WY. 82003





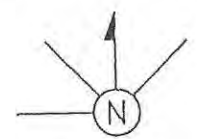


EASEMENT DETAIL  
NOT TO SCALE

EASEMENT DESCRIPTION

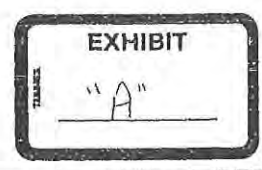
A 20.00 foot permanent easement and a 50.00 foot temporary easement across a portion of Lot D, Town of Carpenter, Laramie County, Wyoming. The permanent easement being 10.00 feet on each side of the following described centerline and the temporary easement being 10.00 feet to the west and 40.00 feet to the east of the following described centerline:

Beginning at a point on the north line and 10.00 feet east of the northwest corner of said Lot D, Town of Carpenter; thence S.0°23'54"W., parallel to the west line of said Lot D, a distance of 289.14 feet to the north line of that portion of said Lot D described in Book 1436, Page 1420, Laramie County Records, and said centerline there terminating.



**LOT D  
TOWN  
OF  
CARPENTER**

Scale 1" = 300'



**STEIL SURVEYING SERVICES, LLC**  
REGISTERED LAND SURVEYORS  
1102 WEST 19th STREET P.O. BOX 2073  
CLEVELAND, WY 82503

cm

RESOLUTION NO. 92117-04

WHEREAS, The Board of County Commissioners of Laramie County has received Road Petition No. 308 requesting the vacation of a public right-of-way known as Washington Avenue commencing at the east right-of-way line of County Road 148 thence running east and terminating at the west right-of-way line of Fifth Street, located in the Town of Carpenter, Section 31, T.13N., R.62W., 6th P.M., Laramie County, Wyoming; and

WHEREAS, the Board of County Commissioners appointed the County Engineer as a viewer to examine into the expediency of the proposed vacation; and

WHEREAS, the County Engineer has viewed and evaluated the pertinent facts regarding the proposed vacation and recommends approval of the vacation; and

WHEREAS, the Board of County Commissioners believes that the vacation of Washington Avenue, which is the subject of Road Petition No. 308, would be in the public interest.

NOW, THEREFORE BE IT RESOLVED THAT:

1. The public right-of-way known as Washington Avenue commencing at the east right-of-way line of County Road 148 thence running east and terminating at the west right-of-way line of Fifth Street, located in the Town of Carpenter, Section 31, T.13N., R.62W., 6th P.M., Laramie County, Wyoming, be and the same is hereby vacated.
2. A copy of this Resolution shall be recorded in the Real Estate Division of the Office of the Laramie County Clerk, Ex-Officio Registrar of Deeds.

DATED this 17th day of November, 1992.

110761

RECEIVED

LARAMIE COUNTY  
CHEYENNE, WY.

'92 DEC 3 PM 2 53

Nick Mirich, Chairman  
Board of Commissioners

Jeff Ketcham, Vice Chairman  
Board of Commissioners

Byron "Rook" Rookstool,  
Board of Commissioners

  
Janet C. Whitehead  
Laramie County Clerk

153368

*One*

COPY TO ASSESSOR

RECEIVING  
LARAMIE COUNTY CLERK  
CHEYENNE, WY

1994 NOV -4 PM 12: 49

**QUIT CLAIM DEED**

**U S WEST COMMUNICATIONS, Inc.,** a Colorado corporation, for itself and as successor in interest to The Mountain States Telephone and Telegraph Company, a Colorado corporation, duly authorized to do business in the State of Wyoming, Grantor, whose principal place of business is Denver, Colorado, hereby conveys, releases, remises, and forever **QUIT CLAIMS TO RT Communications, Inc.** a Wyoming corporation, with its principal mailing address being: Box 506, Worland, Wyoming 82401, Grantee for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in the County of Laramie, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State:

A tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows: Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of county road #78, thence North 89° 41.5' East along the North line of county road #78 a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89° 41.5' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning;

Together with all improvements thereon and all appurtenances, rights, privileges and hereditaments thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances.

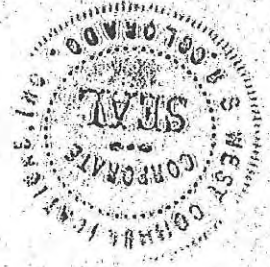
To have and to hold all and singular the above-mentioned and described premises, together with the appurtenances, unto RT Communications, Inc., its successors and assigns forever.

WITNESS the hands of said grantor, this 25 day of OCTOBER, A.D. 19 94.

U S WEST Communications, Inc.

BY: Stanley P. Bader

ITS: WYOMING VICE PRESIDENT



STATE OF Wyoming  
COUNTY OF Laramie

The foregoing instrument was acknowledged before me this  
25 day of OCTOBER A.D. 1994, by  
Stanley P. Bader, as WYOMING VICE PRESIDENT of U.S.  
WEST Communications, Inc., a Colorado corporation.



John H. Cortez  
Notary Public

Residing in Cheyenne, Wyoming

My Commission expires 4-5-98

COPY TO ASSESSOR

RECORDED JAN 17 1995 AT 4:21 O'CLOCK P M  
RECEPTION NO 156542 LARAMIE COUNTY WY

STATE OF WYOMING, County of Laramie: Recorded this \_\_\_ day of  
1994, at \_\_\_ M. in Book \_\_\_ of Deeds, pages  
\_\_\_ Co. Clk. & Recdr.  
By: \_\_\_\_\_ Deputy Fee: \$ \_\_\_\_\_ Return to: \_\_\_\_\_

QUIT CLAIM DEED

THIS INDENTURE, Made the 7th day of November, 1994, between  
RODNEY P. SOPPE, of Carpenter, Wyoming, the party of the FIRST  
PART, and RT COMMUNICATIONS, a Wyoming corporation, of Box 506,  
Worland, Wyoming 82401, the party of the SECOND PART.

WITNESSETH; That the said party of the FIRST PART, for and in  
consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other  
valuable consideration to him in hand paid by the said party of the  
SECOND PART, receipt of which is hereby acknowledged; does hereby  
convey, remise, release and forever quitclaim unto the said party  
of the SECOND PART, and to its successors and assigns, all right,  
title and interest in and to the following described real estate  
situated in the County of Laramie and State of Wyoming, to-wit:

A tract of land 50 feet by 50 feet, situate in the  
Southwest corner of Lot D, Town of Carpenter, and more  
particularly described as follows: Beginning at the  
Southwest corner of said Lot D, being the point of  
intersection of the East line of Second Street and the  
North line of county road #78, thence North 89°41.5' East  
along the North line of county road #78 a distance of 50  
feet to a point; thence North 50 feet to a point; thence  
South 89°41.5' West a distance of 50 feet to a point in  
the East line of Second Street; thence South a distance  
of 50 feet along the East line of Second Street to the  
point of beginning. By Deed dated April 25, 1956,  
recorded April 26, 1956 in Book 598, page 403.

together with all the tenements, hereditaments and appurtenances  
thereto belonging, and the reversion and reversions, remainder and  
remainders, rents, issues and profits thereof; and also all the  
estate, right, title, interest in said real property, possession,  
claim and demand whatsoever as well in law as in equity, of the  
said party of the FIRST PART, of, in or to the said premises and  
every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the said premises, with  
the appurtenances unto the said party of the SECOND PART, its  
successors and assigns forever.

IN WITNESS WHEREOF, the said party of the FIRST PART has  
hereunto set his hand the day and year first above written.

*Rodney Soppe*  
\_\_\_\_\_

STATE OF WYOMING )  
                          ) ss.  
County of Laramie )

On this 15 day of December, 1994, before me, the  
undersigned, a Notary Public for the State of Wyoming, personally  
appeared Rodney P. Soppe, known to me to be the person whose name  
is subscribed to the within instrument and acknowledged to me that  
he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my  
Notarial Seal the day and year in this certificate first above  
written.

*Linda Green*  
\_\_\_\_\_  
Notary Public for the State of Wyoming  
Residing at Dunn WY  
My commission expires May 18, 1995



ACTUAL DEED

C. R. OSBORN and DORA E. OSBORN, husband and wife, grantors, of the County of Laramie and State of Wyoming, for and in full consideration of Ten Dollars (\$10.00) and other good and lawful consideration in hand paid, convey and warrant to The Mountain States Telephone and Telegraph Company, grantee, a Colorado corporation, the following described real estate situate in the County of Laramie, State of Wyoming:

A tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot B, Town of Fremont; and more particularly described as follows: Beginning at the Southwest corner of said Lot B, being the point of intersection of the East line of Second Street and the North line of county road #78, thence North 89° 41.5' East along the North line of county road #78 a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89° 41.5' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of said state.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1956.

\_\_\_\_\_  
C. R. Osborn

\_\_\_\_\_  
Dora E. Osborn



STATE OF WYOMING )  
                          ) SS  
COUNTY OF LARAMIE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 1956, before me personally appeared C. R. Osborn and Dora E. Osborn, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_



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



File No.: 4521-3282567 (SV)

FIRST AMERICAN

WARRANTY DEED

3282567

Ida Miller, 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

Scott Morgan and Denise Morgan, husband and wife, grantee(s), *M*

whose address is: 312 Second Street, Carpenter, WY 82054 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

Parcel #1: All of Lot "C", also described as Block "C", Town of Carpenter, Laramie County, Wyoming, EXCEPT the West 50 feet thereof

AND

That portion of vacated Washington Ave. by Resolution No. 921117-04 recorded in Book 1333, Page 730, Records of Laramie County, Wyoming, lying adjacent to Lot "C", Town of Carpenter, Laramie County, Wyoming EXCEPT the West 50 feet thereof.

Parcel #2:

A parcel of land situate North of the centerline of the vacated Right-of-Way of Washington Avenue in the Town of Carpenter, Laramie County, Wyoming, being more particularly described as follows:

Beginning at a point on the centerline of said vacated Washington Avenue from which a 5/8" x 36" rebar with an aluminum cap lies S.89°48'E. a distance of 177.4 feet from the Westerly Right-of-Way of Second Street and N.00°00'E. a distance of 30.00 feet from a rebar with aluminum cap marked PE & LS 558, being the point of beginning; thence N.00°00'E. a distance of 12.5 feet to a point; thence N.89°33'W. a distance of 46.1 feet to a point; thence S.00°00'W. a distance of 12.7 feet to a point on said centerline of the vacated Washington Avenue from which a 5/8" x 36" rebar with aluminum cap lies N.89°48'W. a distance of 26.5 feet; thence S.89°48'E. a distance of 46.1 feet to the 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 24 day of September, 20 19.

Ida Miller  
Ida Miller

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 24 day of September, 20 19, by **Ida Miller**.

*[Signature]*  
Notary Public

My commission expires:





Space Above This Line for Recorder's Use Only

**WARRANTY DEED**

File No.: **606362CHE (am)**

**Darrell G. Hayden, a single person**, GRANTOR(S), for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to

**Billy Nokes and Emily Nokes, husband and wife**, GRANTEE(S),

whose mailing address is 315 2nd Street, Carpenter, WY 82054, the following described real estate, situated in the County of **Laramie**, State of **Wyoming**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming, to-wit:

**Lots 5, 6, 7 and 8, Block 19, Town of Carpenter, according to the official plat filed for record in Laramie County, Wyoming and the North 30 feet by 225 feet of vacated Washington Avenue at the southern boundary of Lots 7 and 8, Block 19, Town of Carpenter per Resolution No. 921117-04.**

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of record.

WITNESS the due execution and delivery of this Warranty Deed

this 18th day of November, 2016.

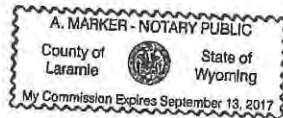
Darrell G. Hayden  
Darrell G. Hayden

State of Wyoming )

ss.

County of Laramie )

This instrument was acknowledged before me on this 18th day of November, 2016 by Darrell G. Hayden.



A. Marker  
Notary Public  
My Commission expires: 9-13-17





File No.: 874649CHE (sl)

**WARRANTY DEED**

**Bryce R. Kaiser and Hannah Kaiser, 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

**Leo Smith and Janet Smith, husband and wife**, grantee(s),

whose address is: **4831 Adams Avenue, Carpenter, WY 82054** of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

**Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Twenty (20), Town of Carpenter, according to the official plat filed for record in Laramie County, Wyoming AND a tract of land adjacent thereto, being the North Thirty (30) feet of vacated Washington Avenue (vacated by Town of Carpenter Resolution No. 921117-04) more particularly described as follows: Beginning at the southeast corner of Lot 1, Block 20, Town of Carpenter, Wyoming; thence East, along the north boundary of said vacated Washington Avenue, 25 feet to a point (which is the center of Second Street); thence South, along the centerline of Second Street, 30 feet to a point (which is the center of vacated Washington Avenue); thence West, along the centerline of vacated Washington Street, 275 feet to a point; thence North 30 feet, to the southwest corner of Lot 5, Block 20, Town of Carpenter; thence East, along the south boundary of said Block 20, 250 feet to the point of beginning.**

**EXCEPTING THEREFROM a tract of land described as follows: Beginning at a point on the centerline of said vacated Washington Avenue from which a 5/8" x 36" rebar with an aluminum cap lies S. 89°48' E. a distance of 177.4 feet from the Westerly Right-of-Way of Second Street and N. 00°00' E. a distance of 30.00 feet from a rebar with aluminum cap marked PE & LS 558, being the point of beginning; thence**

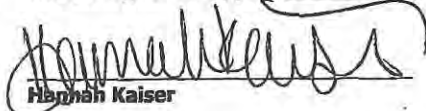
**N. 00°00' E. a distance of 12.5 feet to a point; thence N. 89°33' W. a distance of 46.1 feet to a point; thence S 00° 00' W. a distance of 12.7 feet to a point on said centerline of the vacated Washington Avenue from which a 5/8" x 36" rebar with aluminum cap lies N. 89°48'W. a distance of 26.5 feet; thence S.89°48'E. a distance of 46.1 feet to the point of beginning.**

**The above described tract of Land is the same Land as described in Warranty Deed recorded July 19, 2018 in Book 2591, Page 3016, Official records of the Clerk of Laramie County, Wyoming.**

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 29<sup>th</sup> day of January, 2020.

  
Hannah Kaiser



RECP #: 771613

RECORDED 2/13/2020 AT 3:54 PM BK# 2659 PG# 1175  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

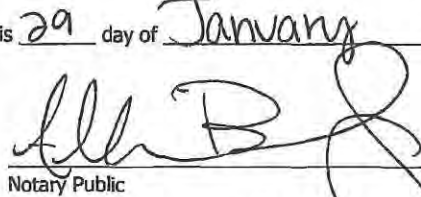
WARRANTY DEED-continued

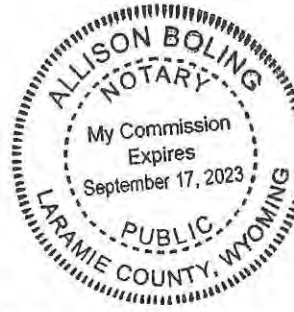
File No.: 874649CHE (s)

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 29 day of January  
2020, by **Hannah Kaiser, a married person.**

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




My commission expires: September 17, 2023

  
\_\_\_\_\_  
**Bryce R. Kaiser**

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 11 Day of Feb, 2020 by Bryce R. Kaiser, a married person .

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 12-05-22



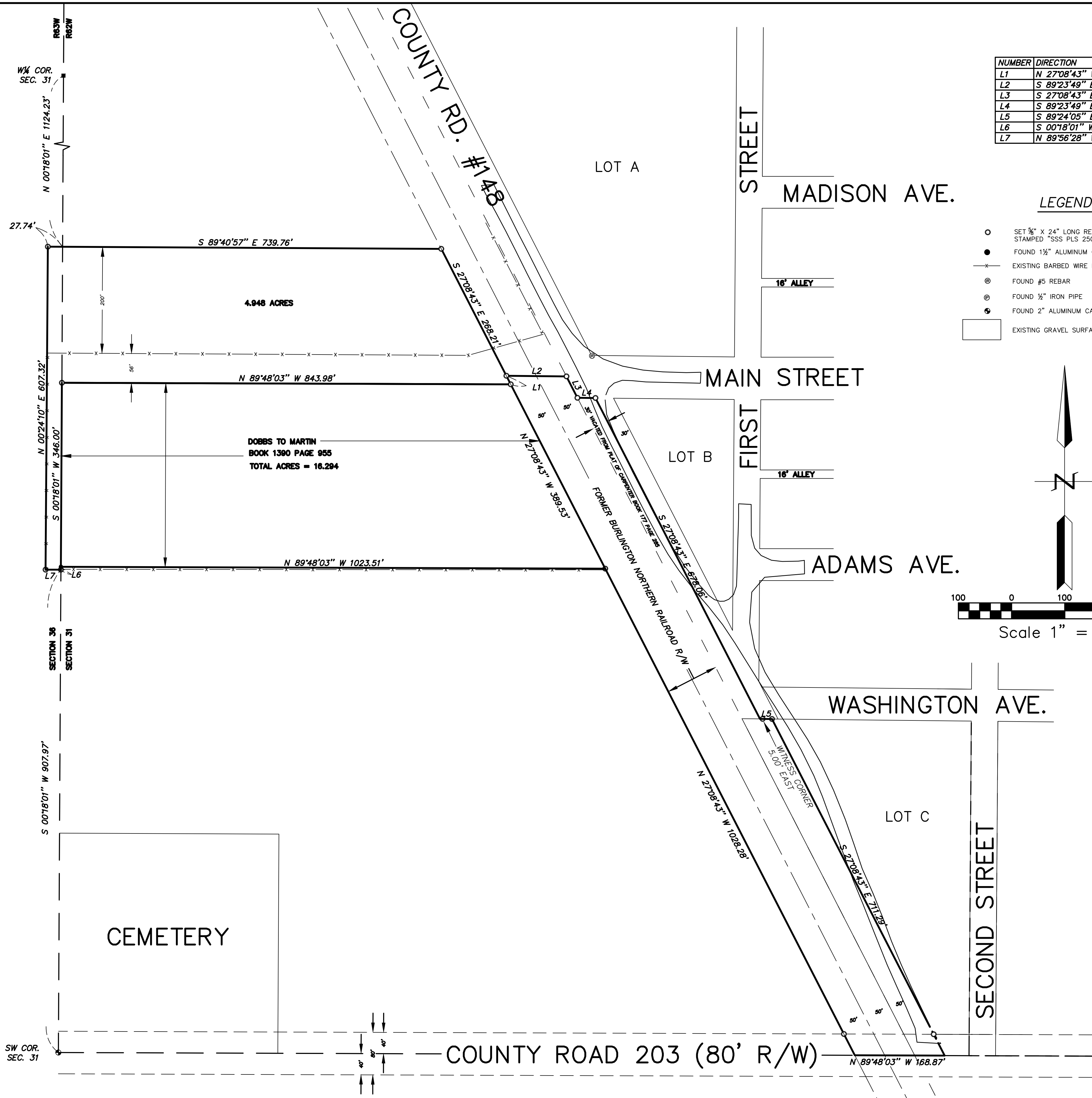
29/CR

Abstract of Carpenter Addition to Cheyenne, Wyoming

Block D. 17.4 acres

GRANTOR	GRANTEE	Character of Instrument	DATE OF INSTRUMENT			CONSIDERATION		LOT	DATE OF FILING			RECORD		ASSIGNED		RELEASED		DESCRIPTION AND REMARKS
			Month	Day	Year	Dollars	Cts.		Month	Day	Year	Book	Page	Book	Page	Book	Page	
Ed. Jacobson	J.P. Carpenter	mort.	May	1	1911	986.95		Lot D	July	14	1911	179	29					May 1-1915
1. et al	Ed. Jacobson	Ward	May	1	1911	1.00		"	July	17	1911	175	142					Under 1/3 lots
W.W. Lyons et al	Ed. J. & Sec. Co.	"	Oct	8	1914	1.00		"	July	7	1916	194	358					do
3	W.W. Lyons	mort.	Nov	27	1915	1466.65		"	July	8	1916	195	600			27	473	do
2 et al	"	"	April	15	1916	776.60		"	May	6	1916	201	139			209	391	do
1 et al	3. Palmer	Ward	Jan	1	1918	1.00		"	June	1	1918	212	595					All of lots
Federal L. & Sec. Co.	Kora B. Palmer	"	May	28	1918	1.00		"	July	10	1918	214	478					W 140.51/100' of lot D. - NO ESW
Federal L. & Sec. Co.	Gold Stebbins	mort.	May	1	1919	6500.00		"	May	6	1919	217	410					See record
7 et al	George W. Cave	Ward	Apr	12	1919	1.00		"	May	27	1919	218	20					W 140.51/100 feet of lot D.
Ed. J. & Sec. Co.	Bank of Carpenter	mort.	Apr	12	1919	405.00		"	May	27	1919	216	158					do
Ed. J. & Sec. Co.	Ed. J. & Sec. Co.	Ward	Apr	5	1922	1.00		"	May	1	1922	228	546					All of lots excepting 2 acres
George W. Cave	Bank of Carpenter	mort.	Nov	21	1922	400.00		"	Nov	28	1922	234	225			204	225	W 140.51 feet lot D.
George W. Cave	S.C. Palmer	Ward	Oct	14	1924	1.00		"	Nov	10	1924	264	85					W 140.51 ft lot D
F. G. Heibel	F. G. Heibel	affidavit	June	21	1925	-		"	June	29	1925	258	357					
Geo. L. Hanna, et al	F. G. Heibel	Trust Deed	June	23	1925	118.00		"	June	29	1925	262	282					Lot D except 2.140 ft
F. G. Heibel	Ed. Jacobson	Ward	May	31	1927	1.00		"	June	6	1927	276	472					all Block D except 7.140'
Ed. Jacobson et al	William K. Hoffmann	Ward	Dec	3	1927	1.00		"	June	22	1927	274	495					all Block D except 7.140'
William Hill, Jr.	Abella Warren	Rec Deed	Aug	16	1930	175.00		Lot D	Aug	26	1930	299	199					W. 140.51' Sec 1
Harry E. Warren, et al	Joe C. Warren	W. Deed	Dec	10	1946	1.00		Lot D	Dec	18	1946	430	377					W. 140.51' Lot D
Abella Warren	Harry E. Warren	Ward	Jan	14	1939	1.00		Lot D	Jan	14	1939	341	420					W. 140.51' Lot D.
John W. Gray, et al	Daniel O. Talkington	Ward	Apr	15	1947	1.00		Lot D	May	14	1947	438	76					W. 140.51' Lot D.
Daniel O. Talkington, et al	Harold C. Hermann	Ward	June	9	1947	1.00		Lot D	June	21	1947	438	426					W. 140.51' Lot D.
Harold C. Hermann, et al	Ben Blake	Wty	June	9	1947	550.00		Lot D	June	21	1947	445	144			477	426	W. 140.51' Lot D. (12-9-49)
Joe Croose Warren, et al	John W. Gray	Ward	Apr	1	1947	700.00		Lot D	Apr	16	1947	436	325					W. 140.51' Lot D.
Harold C. Hermann, et al	R. L. Ritchey	Ward	Dec	21	1949	1.00		Lot D	Jan	18	1950	472	581					W. 140.51' Lot D.
R. L. Ritchey et al	C. R. Osborn	Ward	Dec	1	1953	1.00		Lot D	Jan	6	1954	544	38					W. 140.51' Lot D.
C. R. Osborn	Wm State Tel & Tel	Wty	Dec	30	1955	25.00		"	Jan	3	1956	588	221					SW corner of W. 140.51' lot D.
John A. Noyes Co. Trust		affidavit	Feb	16	1956	-		"	Mar	15	1956	593	314					Block D (see record)
Paul E. Kane Deputy		"	Mar	14	1956	-		"	Mar	15	1956	593	315					Portion Block D (see record)
C. R. Osborn et al	Wm State Tel & Tel	Ward	Apr	25	1956	10.00		"	Apr	26	1956	594	405					Tract of land 50' X 50' in SW corner lot D.
Cecil R. Osborn et al	First Fed. Bk of Omaha	Wty	Mar	28	1960	10,000.00		"	Apr	27	1960	685	232			760	198	W. 140.51' lot D except (see record)
C. R. Osborn et al	Emmons Implement Co.	Wty	June	20	1961	9500.00		"	June	23	1961	916	32			852	305	W. 140.51' less 50' X 50' in SW corner
Paul W. Brueckel, et al	Lloyd Dunbar et al	W. Deed	Feb	18	1963	12.31		"	May	15	1963	436	77					all except 2.140 in Block D
L. A. Brueckel, et al	Lloyd Dunbar (Def)	W. Deed	Feb	17	1965	3,700.00		"	Feb	18	1965	808	562					all Block D
C. R. Osborn - (Plf)	"	Judgment	June	11	1965	-		"	June	15	1965	817	317					all Block D
Lloyd Dunbar et al	C. R. Osborn	Ward	Aug	31	1965	10.00		"	Sept	10	1965	822	34					all Block D
C. R. Osborn et al	Ward Evans et al	Ward	May	22	1967	13000.00		"	May	10	1967	852	218					all Block D except tract of land 50' X 50' in SW
Allen A. Pearson et al	Ward Evans et al	Decree	Aug	4	1967	-		"	Aug	4	1967	854	123					lot D except 140.51'
Lloyd Dunbar et al	Carpenter Paving Club, Inc.	Gr Deed	May	24	1965	2,000.00		"	May	25	1965	1009	404					all Block D except 2.140
Hard Evans	George Poppe et al	W. Deed	Apr	23	1976	10.00		"	May	13	1976	1064	492					Plot 300 X 200 ft in SW corner Block D (see record)
Ward Evans	Oliver W. Evans et al	W. Deed	Apr	23	1976	10.00		"	Apr	15	1977	1075	459					all Block D
District Court	Rodney P. Soppe et al	Decree	Jul	15	1982	-		"	July	23	1982	1169	112					" " "
Rodney P. Soppe	"	affidavit	July	26	1982	-		"	July	28	1982	1169	407					Plot 300 X 200' SW corner Block D (see record)
Ueda Baerman	Rodney P. Soppe	W. Deed	Nov	1	1982	10.00		Block D	Nov	1	1982	1173	871					" " " " " " "

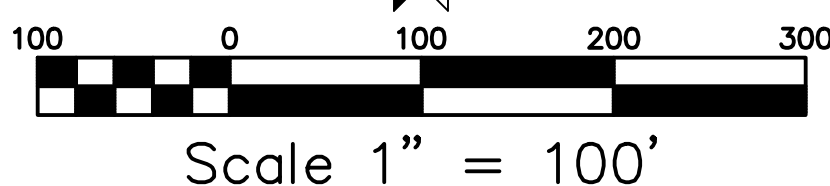
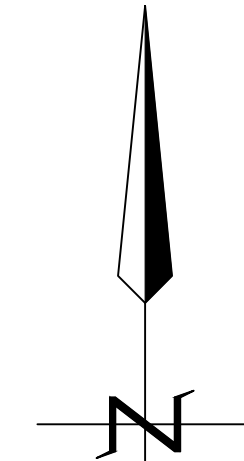




NUMBER	DIRECTION	DISTANCE
L1	N 27°08'43" W	18.09'
L2	S 89°23'49" E	112.99'
L3	S 27°08'43" E	45.20'
L4	S 89°23'49" E	33.90'
L5	S 89°24'05" E	22.60'
L6	S 00°18'01" W	5.42'
L7	N 89°56'28" W	28.82'

**LEGEND**

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 2500"
- FOUND 1 1/2" ALUMINUM CAP "PELS 662"
- ✕ EXISTING BARBED WIRE FENCE
- ⊙ FOUND #5 REBAR
- ⊙ FOUND 1/2" IRON PIPE
- ⊙ FOUND 2" ALUMINUM CAP "LS 2927"
- EXISTING GRAVEL SURFACE



**LAND DESCRIPTION**

A portion of the Southwest Quarter (SW¼) of Section 31, Township 13 North, Range 62 West and a portion of the Southeast Quarter (SE¼) of Section 36, Township 13 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the west line of said Section 31 from which the west quarter corner of said Section 31 bears N.0°18'01"E., a distance of 1124.23 feet; thence S.89°40'57"E., a distance of 739.76 feet to the westerly right-of-way line of the abandoned Burlington Northern Railroad; thence S.27°08'43"E., along said westerly right-of-way line, a distance of 268.21 feet; thence S.89°23'49"E., a distance of 112.99 feet to the easterly right-of-way line of said abandoned Burlington Northern Railroad; thence S.27°08'43"E., along said easterly right-of-way line, a distance of 45.20 feet to the south right-of-way line of Main Street of the Town of Carpenter extended west; thence S.89°23'49"E., along said south line extended, a distance of 33.90 feet; thence S.27°08'43"E., a distance of 678.06 feet to the south line of Washington Avenue; thence S.89°24'05"E., along said south line, a distance of 22.60 feet; thence S.27°08'43"E., a distance of 711.29 feet to the south line of said Section 31; thence N.89°48'03"W., along said south line, a distance of 168.87 feet to the westerly line of said abandoned Burlington Northern Railroad; thence N.27°08'43"W., along said westerly line, a distance of 1028.28 feet; thence N.89°48'03"W., a distance of 1023.51 feet to the west line of said Section 31; thence S.00°18'01"W., along said west line, a distance of 5.42 feet; thence N.89°56'28"W., a distance of 28.82 feet; thence N.00°24'10"E., a distance of 607.32 feet; thence S.89°40'57"E., a distance of 27.74 feet to the point of beginning. Containing 16.294 acres more or less.

Subject to easements, covenants, restrictions and encumbrances legally acquired.

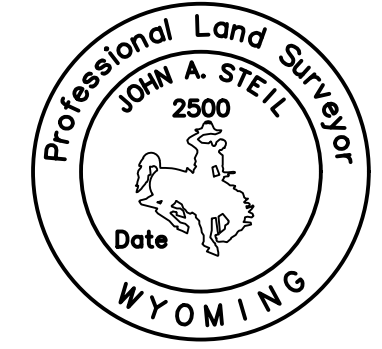
**LAND DESCRIPTION**

A portion of the Southwest Quarter (SW¼) of Section 31, Township 13 North, Range 62 West and a portion of the Southeast Quarter (SE¼) of Section 36, Township 13 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the west line of said Section 31 from which the west quarter corner of said Section 31 bears N.0°18'01"E., a distance of 1124.23 feet; thence S.89°40'57"E., a distance of 739.76 feet to the westerly right-of-way line of the abandoned Burlington Northern Railroad; thence S.27°08'43"E., along said westerly right-of-way line, a distance of 268.30 feet; thence N.89°48'03"W., a distance of 843.98 feet to the west line of said Section 31; thence S.00°18'01"W., along said west line, a distance of 351.42 feet; thence N.89°56'28"W., a distance of 28.82 feet; thence N.00°24'10"E., a distance of 607.32 feet; thence S.89°40'57"E., a distance of 27.74 feet to the point of beginning. Containing 4.948 acres more or less.

Subject to easements, covenants, restrictions and encumbrances legally acquired.

**CERTIFICATE OF SURVEYOR**

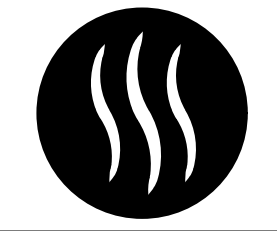


I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

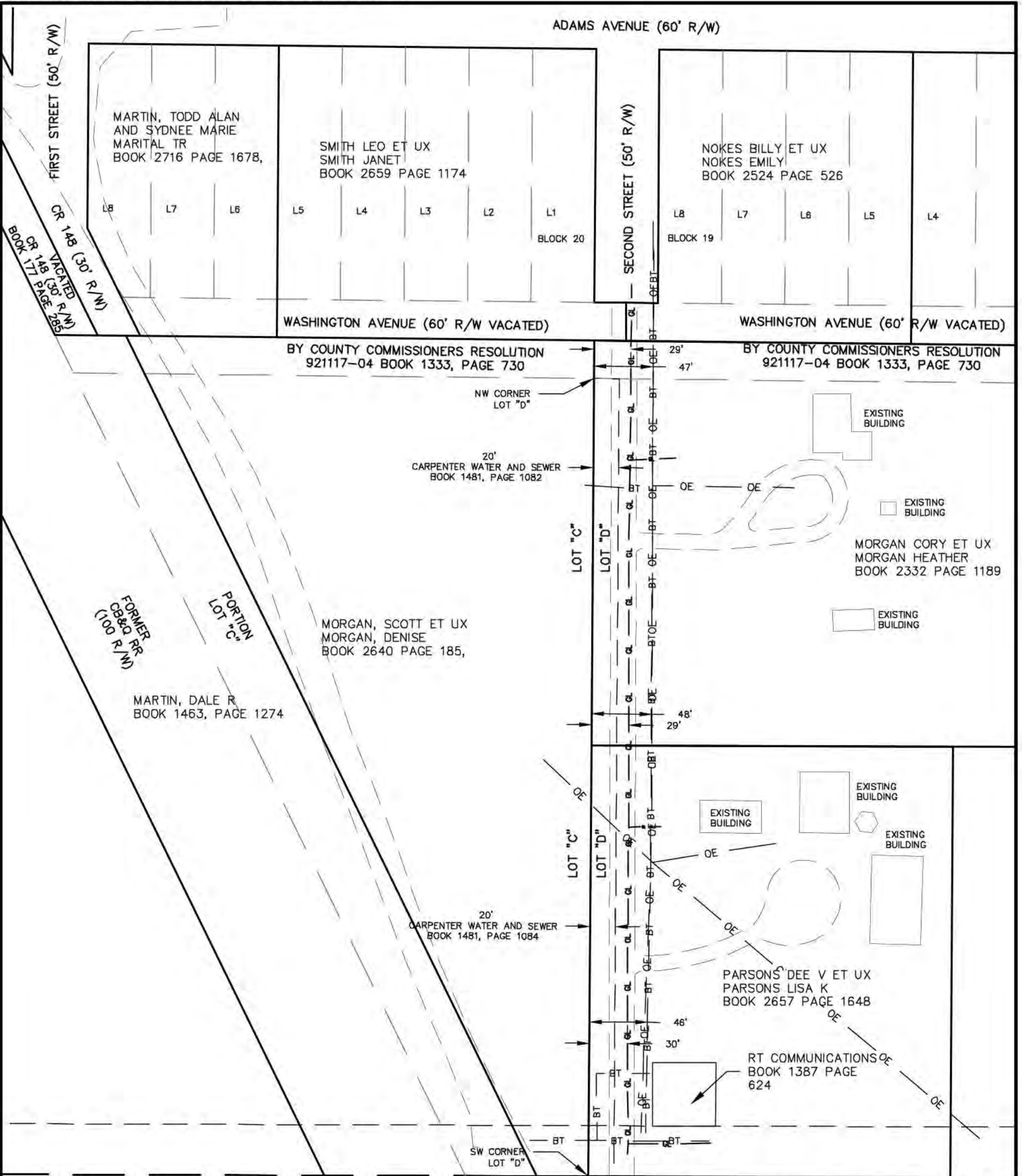
**BOUNDARY SURVEY FOR DALE MARTIN OF**

A PORTION OF THE SW¼ OF SECTION 31, T.13N., R.62W., AND A PORTION OF THE SE¼ OF SECTION 36, T.13N., R.63W., 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED APRIL, 1998

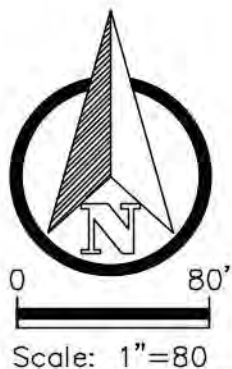


**STEIL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 1102 WEST 19th STREET P.O. BOX 2073  
 PH(307)634-7273 CHEYENNE, WY. 82003



**LEGEND**

- GL — EXISTING GAS LINE
- OE — EXISTING OVERHEAD ELECTRIC LINES
- BT — EXISTING BURIED TELEPHONE LINE



**EXHIBIT  
OF  
EXISTING  
CONDITIONS**

SECOND STREET,  
TOWN OF  
CARPENTER,  
LARAMIE COUNTY, WYOMING

PREPARED NOVEMBER, 2021

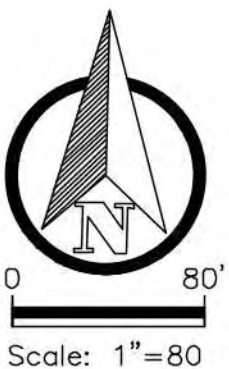


**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789  
www.SteilSurvey.com • info@SteilSurvey.com



**EXHIBIT  
OF  
EXISTING  
CONDITIONS**

SECOND STREET,  
TOWN OF  
CARPENTER,  
LARAMIE COUNTY, WYOMING  
PREPARED NOVEMBER, 2021





## **Appendix B**

Pre-Application Meeting Notes with Laramie County Planning and Development and Lisa Parsons





# Pre Application Meeting Notes

Laramie County Planning and Development Office  
3966 Archer Pkwy  
Cheyenne, WY 82009

planning@laramiecounty.com

Phone (307) 633-4303 Fax (307) 633-4616



PZ-19-00326

Pre-Application Meeting Date: 9-25-19		Staff: BE, MS, JA, MP	
Project Description: Road Vacation			
Project Location/Address: 305 Second St. R0000634			
ATTENDEES/AGENTS/PARTIES			
Name	Phone	Email	
Lisa Parsons			
Name	Phone	Email	
Name	Phone	Email	
APPLICATION TYPE(S)			
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Zone Change		
<input type="checkbox"/> Subdivision Permit	<input type="checkbox"/> Board Approval		
<input type="checkbox"/> Plat (if required)	<input type="checkbox"/> Variance		
<input checked="" type="checkbox"/> Road Vacation	<input type="checkbox"/> Site Plan		
DOCUMENTATION			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver	Drainage Study		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Drainage Plans		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver	Traffic Study		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roadway Maintenance Plan		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Road Use Agreement		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver	Environmental Impact Study		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Sign Details		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Plat / Site Plan / Survey Map / Legal Description		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Letter Regarding Community Facility Fees		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Environmental Health Review / Approval		
<input type="checkbox"/> Yes <input type="checkbox"/> No	WY DEQ Approval		
<input type="checkbox"/> Yes <input type="checkbox"/> No	GESG/Grading, Erosion & Sediment Control Permit		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Floodplain Development Permit		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Development Agreement		
<input type="checkbox"/> Yes <input type="checkbox"/> No	FAA Form #7460-1 (required for structures over 200 ft in height)		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Justification Letter (Criteria: Board Approval or Variance Request)		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter (description of purpose)		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Other (td at pre-app mtg):		

- The South 130' is not a dedicated ROW.
- Check access easements, are there any?
- Public works can take the unplatted portion of 1 Second Street off maintenance list.

Proposals to cease road maintenance should be brought to public works.

Survey should be used to determine actual property lines.

A change of address request can be submitted to be addressed off of Road 203




## **Appendix C**

Response to Lisa Parsons from the County Attorney through Laramie County Public Works

**MARK T. VOSS, LARAMIE COUNTY ATTORNEY  
GLADYS AYOKOSOK, DEPUTY LARAMIE COUNTY ATTORNEY  
JOSEPH CHENCHAR, DEPUTY LARAMIE COUNTY ATTORNEY  
310 West 19<sup>th</sup> Street, Suite 320 Cheyenne, WY 82001  
Phone (307) 633-4370 Fax (307) 633-4329**

**MEMORANDUM**

TO: Jeremy Fulks  
FROM: Mark Voss, Laramie County Attorney   
RE: Response to Parsons  
DATE: June 21, 2021

---

The Laramie County Planning Department received a request from a Ms. Parsons, owner of a parcel of property located in or near Carpenter Wyoming. Her property is listed with a mailing address of real 305 2nd St. in Carpenter. The question she asked was whether or not she is able to close off, a portion of what is designated as "2nd Street" in Carpenter.

This request was referred to my office for response. First, the Laramie County Attorney's office cannot represent or provide legal advice to private parties as it represents solely the agencies and the entity of Laramie County. Second, Laramie County cannot offer an opinion or advice in regard to the plans presented by Ms. Parsons to close off this section of roadway. My office, as is our policy, therefore, advises Ms. Parsons to consult with counsel or other appropriate experts in regard to any opinion about her options in this matter. To clarify:

Ms. Parson's position, as I understand it, is that this section of roadway is on her private property. Section, described with more particularity is the portion south of a once platted street, now vacated, called "Washington Avenue." This section of roadway connects, at its southern terminus, to Road 203. It would appear from aerial photographs and from information known to the Planning Department that this section of roadway has been in use for some time.

Carpenter was platted in 1909 and has never reached the status nor been declared a municipality under Wyoming law. It is therefore part of the unincorporated Laramie County. The section in which this Parsons' property lies is designated on the 1909 plat as a portion of the "lot D." Ms. Parsons' property, in the online GIS is described, in part, as a portion of "corner lot D."

The roadway section at issue here, is *not* dedicated to the public as a road on the plat of Carpenter, nor is it described at all. It shows up on the County Assessors GIS map as

existing, but research does *not* indicate any governmental action to establish and/or dedicate this section of "2nd Street" from the area of the now vacated Washington Avenue south to Road 203. It is my understanding that the addressing of this section of "2nd Street" is a matter of courtesy, convenience and safety (i.e. for such matters as emergency services to be able up to locate addresses in that area). The assignment of addresses does not represent any legal determination as to the nature of, or governmental interests held in, any section of roadway.

Based on the information and research available to the Laramie County Planning Department and this office, there appears to be no governmental interest present in this section of property. That being said, this office has not seen the deed to Ms. Parsons' property. As a result, it is unknown whether any reference to this roadway is made therein. Further, other interests which may exist in this property, such as easements, licenses or other grants which have been made over time to or between private parties, are unknown. Similarly, it is unknown whether or not any individuals or entities might be able to establish a prescriptive or adverse interest in this section of roadway.

cc: Commissioners, Planning, Public Works and Sheriff's Department, file



## Appendix D

Resolution Appointing Viewer

RESOLUTION # 210803-27

**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 3 day of Aug, 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 ROAD PETITION

LARAMIE COUNTY CLERK  
CHEYENNE, WY

ESTABLISHMENT, ALTERATION OR VACATION OF COUNTY HIGHWAY A 11: 03  
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 file in the office of the county clerk of the proper county, 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 .... County. The undersigned ask that a county highway, commencing at .... and running thence .... and terminating at .... be established (altered or vacated as the case may be).

(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 a county highway is to be made."

TO THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY:

The undersigned ask that a public road, commencing at \_\_\_\_\_  
**South edge of the right-of-way of Adams Ave.**

\_\_\_\_\_ and running thence **approximately 890 feet to the South**

\_\_\_\_\_ and terminating at **the North edge of right-of-way of Road 203.**

\_\_\_\_\_ be ESTABLISHED, ALTERED or VACATED (circle one), said right-of-way is **50**  
feet wide, named County Road \_\_\_\_\_ aka **Second Street**.

Attached are signatures for at least five electors residing within 25 miles of said road and a list of landowners as described in 24-3-101(b) (i) and (ii).





To the Laramie County Commissioners:

This petition is on behalf of the residents of Carpenter Wyoming and the surrounding area.

We are protesting the closure of 2<sup>nd</sup> Street in Carpenter. This street has been used as a ingress and egress to the main streets of Carpenter since anyone can recall.

The Carpenter Water & Sewer District established in 1996, has a water main, meters, and blow off valves in this road, we need access to maintain these lines. RT Communications has fiber optics, and Black Hills Energy also has an interest in this area.

The Fire District # 4 uses this road to access road 203 to go west, east or south if there is a fire. The School District # 2 buses also use this Street, and the County has graded this road.

Even if this was not a dedicated road in the early 1900's it has been used as an existing road as far back as anyone in Carpenter can remember. We do not believe you can deny access after this long.

The Parsons purchased this property four years ago and have recently decided to close the road because of traffic, would that not have been considered before buying the property? They have piled a large dirt pile across the road denying access and potentially could cause a rather bad accident, as it is not marked with any warning signs of any kind.

We ask that you hold off on this decision to close this portion of 2<sup>nd</sup> St until more information is properly presented to you.

Signed:	Address	Phone
✓ Paul [Signature]	327 1st St Carpenter	(307) 649-2438
✓ Edwin [Signature]	89 Rd. 152 Carpenter	307-649-2256
✓ Hope [Signature]	89 Rd 152, Carpenter, WY	307-649-2256
Jim [Signature]	89 Rd 152 Carpenter, WY	307-649-2256
[Signature]	274 Rd 147 Carpenter WY	307-631-6396

Signed	Address	Phone
✓ John Pugh	6786 Stone Trl Cheyenne, WY	(307) 287-3874
✓ Erica Pugh	6786 Stone Trl Cheyenne, WY	(307) 287-5626
Leo Smith	115 rd 153 Carpenter WY	307-649-2255
Jane K Smith	115 Rd 153 Carpenter WY	307-649-2255
<del>Mike Pugh</del>	274 Rd 147 Carpenter WY	307-649-2366
Nancy Gudafsw	5609 Rd 205 Carpenter	207640 0929
Claron Mar	226 CR 149 Carpenter	3076403551
Sabrina Martin	226 CR 149 Carpenter	307640-3671
<del>Cliff</del>	5001 I-80 Service Rd	
John & Smith	4696 Rd 204 Carpenter	307 649 2493
Torane Smith	4696 Rd 204 Carpenter	307 649 2493
John Pugh	327 1st St. Carpenter	3076492438
Lee Smith	403 St Hwy 214 Carpenter	307-214-3519
Cory Lemaster	403 St Hwy 214 Carpenter	307-421-0212
Mike Pugh	403 St Hwy 214 Carpenter	307-256-2035
Tedad Lemaster	403 St Hwy 214 Carpenter	307-214-1819
Mary E. Andrade	4103 Hwy Rd 201 Carpenter	970-578-5429
Frances Gonzales	5204 CR 201 Carpenter	307 649-2457
Alvaro Gonzales	5204 CR 201 Carpenter	307 649-2457
Bill Boyd	150 CR 153 Carpenter	307-631-0967
Helen Boyd	150 CR 153 CARPENTER WY	307-649-2250
Kathy Boyd	125 CR 143 CARPENTER WY	307-630-6914
Mike Pugh	5296 Rd 202 Carpenter WY	307-649-2587
Connie M. Zreedan	314 5th St. Carpenter, WY	286-9828
John A. Sand	315 4th St Carpenter WY	630-1304
Cory & Heather Morgan	313 2nd St Carpenter WY	307-761-2185
Bryan B. Arden	335 N. First St Carpenter WY	970-980-4883

To the Laramie County Commissioners:

This petition is on behalf of the residents of Carpenter Wyoming and the surrounding area.

We are protesting the closure of 2<sup>nd</sup> Street in Carpenter. This street has been used as a ingress and egress to the main streets of Carpenter since anyone can recall.

The Carpenter Water & Sewer District established in 1996, has a water main, meters, and blow off valves in this road, we need access to maintain these lines. RT Communications has fiber optics, and Black Hills Energy also has an interest in this area.

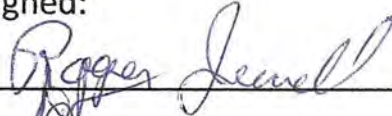
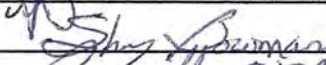

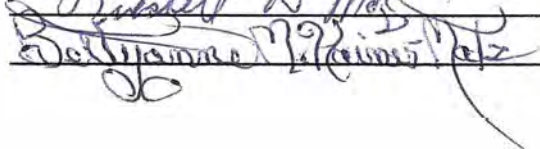
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The Parsons purchased this property four years ago and have recently decided to close the road because of traffic, would that not have been considered before buying the property? They have piled a large dirt pile across the road denying access and potentially could cause a rather bad accident, as it is not marked with any warning signs of any kind.

We ask that you hold off on this decision to close this portion of 2<sup>nd</sup> St until more information is properly presented to you.

Signed:

Signed:	Address	Phone
	41849 Main Ave 4857 Monroe Ave	649-2249 365-0345
	5059 CR 205 Carpenter	421-8737
	4831 Monroe Ave	214 9622
	4831 Monroe Ave	996 6279

Signed	Address	Phone
Joyce Andrews	4825 Monroe Av	307 631-6936
John Maher	4831 Adams Ave	918-899-6921
Bethany Ocheskey	4831 Adams Ave	307-757-6354
R. John Cook	4874 Adams Ave	649-2628
Shane Winters	4831 Main Ave	931-842-0918
Donette Whitney	4831 Main Ave	931-842-6501
Paul G. Allen	4859 CR 203	649-2511
Jeff James	4816 CR 203	630-2464
Michael Kamin	Rd 214 Box 341	631 8427
Don Ross	6515 ARMAN CT	631 3422
Wanda P. Galt	4832 Monroe Ave	649-2456
Sheryl Jeffers	296 Rd 148	649-2233
Buanna Mathis	4853 Monroe Ave	307 286 8762
Marcie Rock Dought	4875 County Rd. 203	307-286-8052
Ann T. ~	130 S. 9th W. (land W. Range)	307-431-6952

To the Laramie County Commissioners:

This petition is on behalf of the residents of Carpenter Wyoming and the surrounding area.

We are protesting the closure of 2<sup>nd</sup> Street in Carpenter. This street has been used as a ingress and egress to the main streets of Carpenter since anyone can recall.

The Carpenter Water & Sewer District established in 1996, has a water main, meters, and blow off valves in this road, we need access to maintain these lines. RT Communications has fiber optics, and Black Hills Energy also has an interest in this area.

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We ask that you hold off on this decision to close this portion of 2<sup>nd</sup> St until more information is properly presented to you.

Signed:

Address

Phone

<i>Larry E. Williams</i>	<i>4832 Adams Ave</i>	<i>649-2473</i>
<i>Vera Williams</i>	<i>4832 Adams Ave</i>	<i>649-2473</i>
<i>Loretta Jewell</i>	<i>4836 Adams Ave</i>	<i>307-649-2274</i>
<i>John Tuma</i>	<i>4625 Rd 206</i>	<i>649-2365</i>
<i>Yvonne Moore</i>	<i>P.O. Box 423</i>	<i>631-8257</i>





## LARAMIE COUNTY PLANNING DEPARTMENT

---

**Planning • Zoning • Grants • Addresses • Mapping • Permits**

### ***LARAMIE COUNTY ROAD PETITION INFORMATION***

This information is intended to summarize the road petition process as outlined in Wyoming Statutes §24-3-101 through §24-3-118. For specific definitions, please refer to the statutes. This information sheet is not legal advice, nor is it a substitute for careful review and adherence to the appropriate state statutes governing the establishment, alteration and/or vacation of roads. Laramie County can make no representations as to the merits of any particular petition for the establishment, alteration and/or vacation of any road. Each petition is examined independently on its own merits and given due consideration in accord with law.

It is recommended that the Petitioner(s) meet with a Planning Department representative prior to submittal of any road petition (establishment, vacation or alteration). This step is not required for final approval; however, preliminary discussion of the proposed road petition request can streamline the process by pointing out potential problem areas in advance. It is the intent of the Planning Department to only assist Petitioner(s) in the application processing procedures. By giving assistance in the application process, the Planning Department and Laramie County do not guarantee or provide assurance in regard to the outcome in a particular case nor do they make any judgements on the merits of a particular petition. The Laramie County Board of Commissioners retain full discretion, in accordance with law, as to the action taken on any particular application.

---

### **ROAD PETITION PROCEDURE**

1. Read attached Wyoming Statutes.
2. Submit the completed road petition to the Laramie County Clerk. Include the required list of adjacent landowners and other interested parties with their current mailing addresses (including lessees, etc.). It is suggested a map or survey be included with the petition to accurately display the location of the road named in the petition.
3. The County Clerk stamps the Petition as received and opens a road petition file for public record.
4. The County Clerk will collect and provide a receipt for the required deposit. The deposit is to defray the expenses of the road petition action. Such expenses may be dependent upon the length of road and the complexity of the road action, and may include, but are not limited to, publication costs, land surveyor fees, appraisal fees, and design and construction costs. "If the road is finally established, altered or vacated, the money so deposited shall be returned to the person who deposited the same." W.S. §24-3-102. The presumed intent is to discourage the submission of arbitrary road petition actions with little or no merit.



3966 Archer Pkwy  
Cheyenne, Wyoming 82009  
(307) 633-4303 Fax (307) 633-4519





5. The County Clerk checks the signatures on the petition to ensure the petitioners are registered voters.
6. The County Clerk sends a copy of the Petition to the Planning Department and to the County Attorney's Office.
7. The Planning Department checks the Petition to verify the legal description, and provides the County Clerk with **Public Notice** and addresses of landowners and utility companies that are affected by the Petition. The Planning Department assigns the petition number and forwards the petition to the Public Works Director for review.

If the method of road establishment is through Wyoming Statute §24-3-108. **Roads established by consent of landowners**, skip to #10.

8. The County Attorney reviews the Petition to verify it is legally sufficient. If the petition is satisfactory, the County Attorney will prepare a resolution to go before the Board of Commissioners for their approval. When the Petition Resolution is approved by the Board a viewer is appointed, and a Public Hearing date is set to receive the viewer's report. The viewer takes an oath to faithfully and impartially discharge his duties and his oath shall be filed in the office of the County Clerk.

It is recommended the Petitioner attend all meetings regarding the road petition action to be available for the Board to ask questions and to be informed on the future meeting dates.

9. The viewer reports in writing to the county commissioners on the practicality of the proposed action. The report makes a recommendation to the Board taking into consideration the public and private convenience, the expense of the proposed road, the practicality of the proposed action, probable damages to the property owners or benefits thereto, and such other matters.

The Board, after hearing the viewer's report, will accept the viewer's report and take one of the following actions:

- a. Continue the road establishment, vacation or alteration process;
- b. Deny the road petition, or
- c. Table the road petition and continue to a later date.

If the Board decides to continue the process, the board will appoint a day, not less than thirty (30) days after deciding to continue the process, for all objections to the Petition to be filed with the County Clerk. The Board authorizes publication and notice to adjacent landowners. The Board authorizes the county surveyor to make an accurate survey, if such survey is deemed necessary.

10. The County Clerk advertises by "legal notice" in the local newspaper the intent of the Board to establish, alter or vacate a public road. This notice is advertised for 3 successive weeks prior to the date for all objections to the Petition to be filed with the County Clerk. The County Clerk sends a copy of the notice by registered mail to those listed as adjacent landowners and interested persons. The Planning Department may send a copy of the petition to local government agencies, etc. requesting comment. Comments are sent to the County Clerk to be made a part of the public record.



3966 Archer Pkwy  
 Cheyenne, Wyoming 82009  
 (307) 633-4303 Fax (307) 633-4519



11. Objections and claims for damages shall be filed with the County Clerk by noon (12:00) of the day fixed for filing objections and claims for damages. No objections or claims for damages may be filed or made after noon [12:00 p.m.] of the day fixed for filing the same, and if no objections or claims for damages are filed, on or before noon [12:00 p.m.] of the day fixed for filing the same, they will be disregarded, and not considered, and will be deemed to have been waived and barred.
12. If no claims for damages are timely filed, then the Board will conduct the public hearing described in paragraph 9 below as soon as practicable. If, however, claims for damages are timely filed, as soon as practicable and convenient, the Board will appoint three appraisers to view the ground and fix the amount of damages in a written report to be filed with the county clerk.
13. After the report of the appraisers has been filed with the County Clerk, the Board, as soon as practicable, will conduct a public hearing at which time the Board may hear testimony and consider petitions for and remonstrances against the establishment or alteration. After the hearing, the Board may increase or diminish the damages allowed by the appraisers and shall take one of the following actions:
  - a. Establish, alter or vacate the road, or
  - b. Deny the road petition action, or
  - c. Table the request.
14. Road establishments through Wyoming Statute **24-3-108. Roads established by consent of landowners** do not require the public hearing process. The Public Works Director presents the Road Petition to the Board on behalf of the Petitioner. The Petitioner is required to show to the “satisfaction of the said Board that the said road is of sufficient importance to be opened...”. The County Commissioners “shall make an order establishing the same...when in their judgment such action shall be in the interests of economy or the public good, may purchase or receive donations of rights-of-way for a public road...whenever the consent of the owners...has been obtained.”
15. Road establishments, vacations, and alterations are enacted by Resolution by the Board. The County Attorney shall prepare the appropriate Resolution setting forth the legal description of the road and record in the office of the County Clerk the Resolution and Record of Survey, if appropriate.



## **Appendix E**

Laramie County Public Works Maintenance Record

# Laramie County

R&B IMS

June 1, 2022

## Detail Road/Street Costs on Selected Road/Street

1

Date Range Selected: 11/25/2003  
5/31/2022

Road/Street/Asset #: **SECOND ST**

Date	Task & Description	Employee	----- Labor -----			----- Material -----			----- Equipment -----			-- Contracts --	
			Reg Hrs	OT Hrs	OT Cost	Cost	Inv #	Unit	Cost	Equ#	Hrs	Cost	Contractor
11/19/2020	GRADE & PULL SHOULDER	SCOBRA	1.00			28.18			#10	1.00	130.87		
	GRADE & PULL SHOULDER												
7/23/2020	REPAIR ( REPAIR CULVERT DRAINAGE-21	KRURYA	1.00			14.50							
7/23/2020	REPAIR ( REPAIR CULVERT DRAINAGE-21	PHIISS	1.00			14.50							
7/09/2020	GRADE & PULL SHOULDER	SCOBRA	0.50			14.09			#10	0.50	65.44		
	GRADE & PULL SHOULDER												
4/02/2020	GRADE GRADING-20	STOCRA	1.00			28.18			#14	1.00	132.83		
4/09/2019	GRADE & PULL SHOULDER	SCOBRA	1.00			28.18			#10	1.00	130.87		
	GRADE & PULL SHOULDER												
2/17/2016	GRADE GRADING-16	HENTYL	1.50			21.75			#10	1.50	196.31		
2/17/2016	GRADE GRADING-16	HENTYL	0.50			7.25			#10	0.50	65.44		
6/29/2015	GRADE GRADING-15	CATDAN	0.50			14.09			#1	0.50	64.54		
12/01/2014	GRADE GRADING-15	CATDAN	0.50			14.09			#1	0.50	64.54		
10/07/2014	GRADE GRADING-15	CATDAN	0.50			14.09			#1	0.50	64.54		

## Laramie County

. R&B IMS .

June 1, 2022

### Detail Road/Street Costs on Selected Road/Street

Date Range Selected: 11/25/2003  
5/31/2022

Road/Street/Asset #: **SECOND ST**

Project	Project Description		Location			Cost Record Memo		
8/26/2014	GRADE	GRADE	HENTYL	0.25	3.63	#10	0.25	32.72
GRADING-15								
3/11/2014	GRADE	GRADE	TIDDEA	0.50	14.09	#10	0.50	65.44
GRADING-14								
2/20/2014	GRADE	GRADE	TIDDEA	1.00	28.18	#10	1.00	130.87
GRADING-14								
8/21/2013	GRADE	GRADE	TIDDEA	0.50	14.09	#10	0.50	65.44
GRADING-14								
1/08/2013	GRADE	GRADE	TIDDEA	1.00	28.18	#10	1.00	130.87
GRADING-13								
11/29/2012	GRADE	GRADE	TIDDEA	1.00	28.18	#10	1.00	130.87
GRADING-13								
9/25/2012	GRADE	GRADE	RedJoh	0.50	14.09	#10	0.50	65.44
GRADING-13								
8/08/2012	GRADE	GRADE	RedJoh	0.50	14.09	#10	0.50	65.44
GRADING-13								
4/09/2012	GRADE	GRADE	RedJoh	0.50	14.09	#12	0.50	64.54
GRADING-12								
11/23/2011	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	64.88
GRADING-12								
8/10/2011	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	64.88
GRADING-12								
2/15/2011	GRADE	GRADE	RedJoh	1.00	28.18	#8	1.00	129.76
GRADING-11								
12/21/2010	GRADE	GRADE	RedJoh	1.00	28.18	#8	1.00	129.76
GRADING-11								

# Laramie County

R&B IMS

June 1, 2022

## Detail Road/Street Costs on Selected Road/Street

Date Range Selected: 11/25/2003  
5/31/2022

Road/Street/Asset #: **SECOND ST**

Project	Project Description		Location		Cost Record Memo					
7/14/2010	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	61.16		
GRADING-11										
1/27/2010	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	61.16		
GRADING-10										
11/23/2009	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	61.16		
GRADING-10										
10/21/2009	GRADE	GRADE	RedJoh	1.00	28.18	#8	1.00	122.31		
GRADING-10										
10/20/2009	BLDUP R	BLDUP RDS/ GRAVEL	RedJoh	2.00	56.36	#8	2.00	244.62		
15-10 Building up county roads										
9/03/2009	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	61.16		
GRADING-10										
4/29/2009	GRADE	GRADE	RedJoh	1.00	28.18	#8	1.00	122.31		
GRADING-09										
2/03/2009	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	61.16		
GRADING-09										
10/14/2008	FUEL EXI	FUEL EXPENSE	ARNJUS		FUEL-DSL	2	7.13	CO2716	21.53	538.25
FUEL-09										
						From: To:				
10/14/2008	REFLECT	REFLECTORS/ DEL POST	ARNJUS	1.00	14.50			CO2716	1.00	25.00
REFLECTORS/DEL POS										
8/25/2008	GRADE	GRADE	RedJoh	0.50	14.09	#8	0.50	61.16		
GRADING-09										
1/31/2008	GRADE	GRADE	RedJoh	0.50	10.00	#8	0.50	38.00		
GRADING-08										
10/30/2007	GRADE	GRADE	RedJoh	0.50	10.00	#8	0.50	38.00		
GRADING-08										

# Laramie County

R&B IMS

## Detail Road/Street Costs on Selected Road/Street

June 1, 2022

Date Range Selected: 11/25/2003  
5/31/2022

Road/Street/Asset #: **SECOND ST**

Project	Project Description		Location		Cost Record Memo				
10/01/2007	GRADE	GRADE	RedJoh	0.50	10.00		#8	0.50	38.00
GRADING-08									
8/21/2007	GRADE	GRADE	RedJoh	1.50	30.00		#8	1.50	114.00
GRADING-08									
6/29/2006	WATER	WATER	WALGAR		CHLORIDE	200	83.40	CO670	
GRADING-06									
6/29/2006	FUEL EXI	FUEL EXPENSE	WALGAR		FUEL-DSL	11	24.95	CO670	
FUEL-06									
6/29/2006	WATER	WATER	WALGAR	2.00	40.00 W-28	2	13.30	CO670	2.00 93.30
GRADING-06									
6/29/2006	FUEL EXI	FUEL EXPENSE	LOPJOE		FUEL-DSL	4	10.02	#3	
FUEL-06									
6/29/2006	GRADE	GRADE	LOPJOE	2.00	40.00		#3	2.00	152.00
GRADING-06									
8/25/2005	MOWING	MOWING	ARNJUS				#48	0.50	14.13
MAINTENANCE-06									
8/25/2005	MOWING	MOWING	ARNJUS	0.50	7.25		CO2088	0.50	5.00
MAINTENANCE-06									
6/14/2005	WATER	WATER	WALGAR	1.50	30.00 W-28	1	6.65	CO670	1.50 69.98
GRADING-05 GRADE									
6/14/2005	WATER	WATER	WALGAR		CHLORIDE	1	0.34	CO670	
GRADING-05 GRADE									
6/14/2005	FUEL EXI	FUEL EXPENSE	LOPJOE		FUEL-DSL	5	7.78	#3	
FUEL-05									
6/14/2005	GRADE	GRADE	LOPJOE	1.50	30.00		#3	1.50	114.00
GRADING-05 GRADE									

# Laramie County

R&B IMS

June 1, 2022

## Detail Road/Street Costs on Selected Road/Street

5

Date Range Selected: 11/25/2003

Road/Street/Asset #: SECOND ST

5/31/2022

Project	Project Description	Location	Cost Record Memo		
<b>Total for Selected Date Range:</b>		<b>36.25</b>	<b>861.07</b>	<b>153.57</b>	<b>56.28 4,152.15</b>
<b>Total Costs on this report:</b>			<b>5,166.79</b>		





## **Appendix F**

### Public Comments

L. COOPER OVERSTREET PC\*  
SCOTT A. HOMAR±  
JOHN M. KUKER PC\*°  
JEFFREY M. BOLDT+  
° OF COUNSEL  
± SPECIAL COUNSEL



508 EAST 18<sup>TH</sup> STREET  
CHEYENNE, WY 82001  
PH. 307.274.4444  
FX. 307.274.4443

**OVERSTREET HOMAR & KUKER**  
**ATTORNEYS AT LAW**

WWW.OHKLEGAL.COM  
+ ALSO ADMITTED IN INDIANA  
ALSO ADMITTED IN COLORADO

August 26, 2021

Dear Mr. Scherden:

This firm represents Ms. Parsons regarding the Right of Way issue in relation to 2nd Street in Carpenter, WY, specifically project PZ-21-00235. We are submitting herewith our legal analysis on behalf of Ms. Parsons which should be appended to her comments/submission on this matter.

Thank you for your consideration.

L. COOPER OVERSTREET PC\*  
SCOTT A. HOMAR±  
JOHN M. KUKER PC\*°  
JEFFREY M. BOLDT+  
° OF COUNSEL  
± SPECIAL COUNSEL



**OVERSTREET HOMAR & KUKER**  
**ATTORNEYS AT LAW**

508 EAST 18<sup>TH</sup> STREET  
CHEYENNE, WY 82001  
PH. 307.274.4444  
FX. 307.274.4443

WWW.OHKLEGAL.COM  
+ ALSO ADMITTED IN INDIANA  
\* ALSO ADMITTED IN COLORADO

AUGUST 26, 2021

To: Lisa Parsons  
305 2<sup>nd</sup> Street No. 384  
Carpenter, WY 82054  
Re: Project Number PZ-21-00235

Dear Lisa,

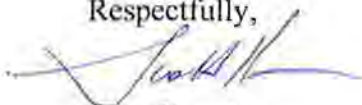
Per our conversation on August 19, 2021, I have researched the proposed dedication of the portion of road known commonly as "2<sup>nd</sup> Street" in Carpenter, WY as a public road. Specifically, I have analyzed applicable Wyoming Statutes, County Land Use regulations, County Comprehensive Plan, the petition signed by members of the community, maps and images pertaining to the project as well as other related documents. Per the August 4, 2021 letter issued by the Laramie County Planning & Development Department, citizens are encouraged to submit a written comments regarding the project which will be included in the viewers report before August 27, 2021. Based on this research, I would like to offer the following legal opinion:

1. A portion of the proposed County Right of Way (commonly known as 2<sup>nd</sup> Street) clearly traverses your private property. As noted by the County Attorney's office in a letter to Mr. Jeremy Fulks dated June 21, 2021, "*The roadway section at issue here, is not dedicated to the public as a road on the plat of Carpenter, nor is it described at all. It shows up on the County Assessors GIS map as existing, but research does not indicate any governmental action to establish and/or dedicate this section of "2<sup>nd</sup> Street" from the area of the now vacated Washington Avenue south to Road 203.*" Further, in the same letter, the County Attorney notes "... *there appears to be no governmental interest present in this section of property.*" Simply put, although members of the community may have become accustomed to traveling across your property out of habit and personal convenience, they have been doing so over private property without permission.
2. The United States Constitution as well as the Wyoming Eminent Domain Act protect private property owners from government taking of their property without due process and just compensation. Specifically, Wyoming statute outlines requirements that must be met before eminent domain can be exercised. Namely, there must be a clear *public interest and necessity* for the project and the proposed project must be "... *planned or located in the manner that will be most compatible with the greatest public good and the least private injury...*" Wyo. Stat. Ann. § 1-26-504 (West). Here, the proposed 2<sup>nd</sup> Street dedication would amount to significant private injury by taking of roughly a quarter to a third of your private lot. Further, the proposed designation does not appear to be necessary as access to the north and south can be obtained via Adams Avenue and Road 148. Fire response times would not be appreciably diminished nor would alteration of any alleged school bus route(s). Further, a search of the file related to this project does not appear

to include an official traffic study upon which an informed decision about road placement would customarily be made. For example, the County Land Use Regulations note that a traffic study would include an analysis of the Average Daily Trips (ADT) on the proposed road, an analysis of how many heavy trucks are using the road as a haul route, as well as an analysis from the county engineer as to the safety of the intersection at the junction of "2<sup>nd</sup> Street"/Road 148 and Road 203 (including turning radius requirements). Put simply, the current petition to take private property appears to be solely based on habit and convenience. Importantly, neither habit nor convenience are contemplated by the United States Constitution nor the Wyoming Eminent Domain Act as appropriate justification for the arbitrary taking private property.

3. Petitioners appear to be advancing an argument that their long-standing habit of using "2<sup>nd</sup> Street" as a thoroughfare justifies the dedication as a public right of way. In advancing their case, they will likely cite Wyoming Statute which states "*...the creation or establishment of a public highway right-of-way with reference to state and county highways under the common-law doctrines of adverse possession or prescription.*" Wyo. Stat. Ann. § 24-1-101 (West). This argument is misplaced primarily because the same statute expressly delineates a clear and precise process for asserting prescription or adverse possession. To date, it does not appear that any of the statutory procedural requirements have been met. To be fair, the same statute notes that the "*...establishment of a public highway right-of-way under the common-law doctrine of prescription in that the road was constructed or substantially maintained by the (either the state or county) for general public use for a period of (ten years or longer) . . . .*" In this case, although there appears to be no evidence that the road in question was constructed by the county, there is evidence that the road has been maintained by the county to some degree (snow removal and seasonal grading.) Nonetheless, it is questionable as to whether this amounts to "substantial" maintenance and, as noted above, the statutory process for exercising adverse possession or prescription (eminent domain) have not been met.
4. Finally, during our initial consultation, you mentioned a possible solution to the problem. Specifically, you suggested that the County could designate a public Right of Way in the form of a cul-de-sac, or a dead-end road, that would begin at Adams Avenue and terminate at your northern most property line. Your proposal has merit primarily because it allows adjacent landowners to the north to coordinate designation of a public road on their land as well as preserves your private property rights. Assuming the County adheres the design standards, data collection and statutory processes outlined in the Laramie County Land Use Regulations applicable state law, this solution could be a feasible alternative to the arbitrary taking of your private property.

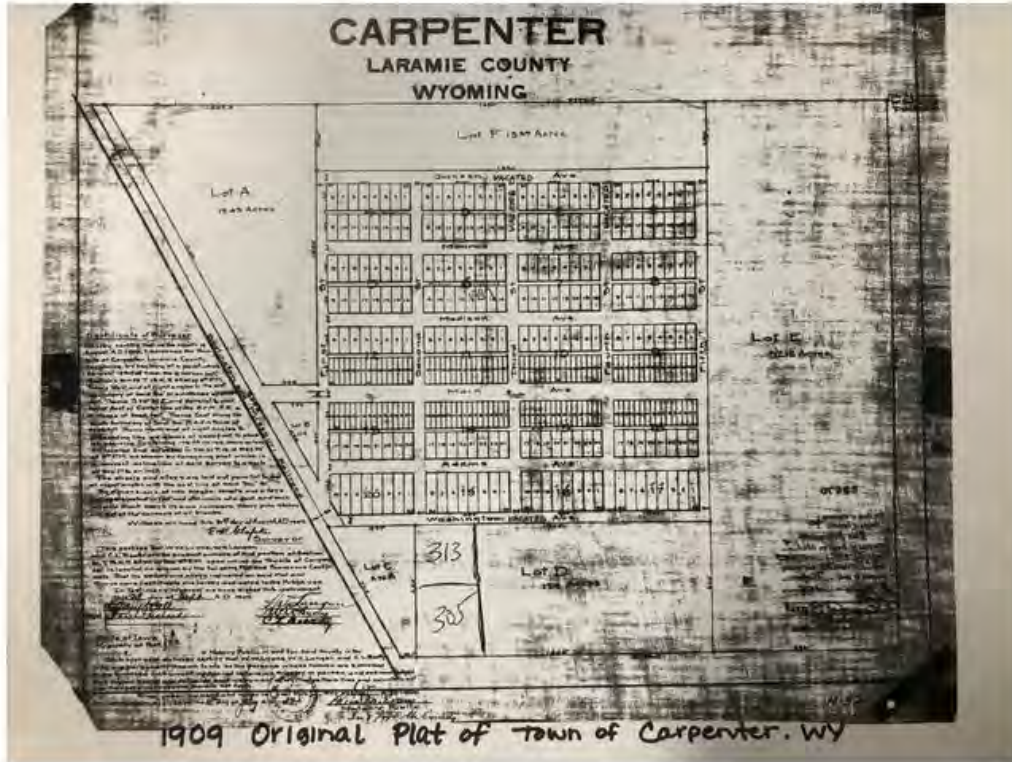
Respectfully,



Scott Homar

**From:** Lisa Parsons [lisaparsons2014@gmail.com]  
**Sent:** Thursday, August 26, 2021 7:32 PM  
**To:** Planning  
**Subject:** PZ-21-00235

Photo of Parsons' platted private property ever since the beginning! Second St., as a street, is an illusion (or proof of inadvertent mistakes, negligence, apathy, etc.)



**From:** Lisa Parsons [lisaparsons2014@gmail.com]  
**Sent:** Thursday, August 26, 2021 8:12 PM  
**To:** Planning  
**Subject:** PZ-21-00235

Photo: !!!! A SOLUTION !!!!

Parsons' proposal is to dedicate a portion of the Subject Property (Cory & Heather Morgan's) to satisfy ALL PARTIES:

- \* These Morgans severely want to keep county Maintenance & Operations grading and snow removal.
- \* Parsons' private property is reclaimed. Parsons and all previous owners have continually paid property tax on this ~1/3 acre. 14th Amendment United States of America Constitution. State of Wyoming Eminent Domain Act.
- \* Cessation of dangerous traffic (increased quantity, dangerous size of trucks, speeding traffic).
- \* The original Town of Carpenter Plat is honored and made correct.
- \* The original Road Petition does not qualify to dedicate this property for public Right Of Way. One qualifier is that the ROW is necessary. THIS PROPOSED ROW IS NOT NECESSARY FOR TRAFFIC FLOW IN, OUT, or AROUND CARPENTER.



From: Lisa Parsons [lisaparsons2014@gmail.com]  
Sent: Thursday, August 26, 2021 7:12 PM  
To: Planning  
Subject: Project PZ-21-00235

**Photos: 5 See smoking gun RD 203 has NO SECOND ST. street sign. This is record of County knowledge & understanding. No Second St. at RD 203! (What year were signs installed?)**

The five photographs containing road signs and stop signs were included in this email with the above comment.

MAIN AV.

SECOND ST.

D



MONROE AV.

SECOND ST.

ADAM AV.

SECOND ST.

RD 203



15

RD 03

RD 148



15

Begin forwarded message:

**From:** Lisa Parsons <[lisaparsons2014@gmail.com](mailto:lisaparsons2014@gmail.com)>

**Subject:** PZ-21-00235

**Date:** August 27, 2021 at 9:31:09 AM MDT

**To:** [planning@laramiecounty.com](mailto:planning@laramiecounty.com)

To ALL whom it may concern,

We just want to reclaim and recover our property and bring the significant piece of land back to good use!

We have come to appreciate that Mother Nature has blessed the Carpenter area. The soil likes to grow a wide variety of plants, crops, grasses and trees. Water surprises us as naturally supplied and plentiful here. As for the Growing Zone, we have noticeable favorable conditions for S.E. Wyoming compared to Cheyenne. The array of wildlife is abundant. Carpenter town was created from agriculture because of agriculture. It is still a lot more than a bedroom community to some of us! We're still living at home on a daily basis, spending our time with the old-fashioned goodness of HOME.

As our progenitors proclaimed, "They're not making any more land. Better take care of what you've got!" That's what we are doing by shutting down this trespass and excess road. 14th Amendment United States of America Constitution. Wyoming Eminent Domain Act.

What started this all about three years ago, was that I was riding my horse to the Post Office when, coming eye-to-eye with the STOP sign, I saw history. I saw evidence of the continual oversight. I was right up there with the perspective of the road grader operators.... hmmm.... if they were looking.... [see photos]

I, Lisa, started with calling County Planning. I was told since 2nd St. wasn't a Dedicated ROW, I was not requesting to vacate a road. All I had to do was talk to Public Works and take my land off the maintenance list. When I first met with that group they were all in agreement, but I had 3 additional requests. I don't think those requests that held me up for so long were eventually passed on to County Attorney Voss. I know they weren't acted on.

Following are brief points toward our action:

\*We (and all previous "owners") have been paying property taxes on this approximately 1/3 acre of our property that has been absconded for public use.

\*The traffic has become extreme and dangerous. At one point I was counting and tracking type, size, quantity, speed, time of day, dirt kick-up, etc. I quit that. That was no fun. Yet it made me aware I was not just “imagining” troubles. Semi-trucks and cattle-stacker-haulers are bigger than my house and only a few feet from it! Funny, but NOT! There was the day this June when the pipeline's oversized convoy got stuck. Literally the rigs were too big to be in Tiny Carpenter Town USA! I was home.

Our comments to the “protest” incited by Cory and Heather Morgan:

\*This is our second experience with these Morgans taking a dispute “to the authorities” rather than having a friendly discussion with us, their neighbors. The high number of signatures on their “protest” is due to the inflammatory manner in which it was promoted. (Note- there are at least 6 signatures that should be disqualified.)

\*The petition could have presented the solution had time been allowed for knee-jerk reactions and high emotions to settle down.

\*There’s a genius solution to this whole situation! The most important issue to the Morgans is that the county still provide road maintenance and snow removal. We propose that Morgans dedicate their portion, solely, for ROW as a Dead End or Cul de Sac to keep county road service. A county grader has serviced the road since Parsons' dirt barricade was placed. It can be done. It has been done. A turn-around is not necessary if the snow is simply piled at the new Dead End. Additionally this returns Parsons’ property to them.

\*The project N. portion mistakenly includes Second St. that is already a ROW.

\*The petition is for a County Road. Why a County Road width and scope? (Note- The graders have already accomplished this. Second St., that isn’t, already is measuring up to a County Road! )

\*All other claims are unsubstantiated, some false, by the bedroom community folk who wrote them up before comprehensive study:

^Parsons have been here 4 years. Wouldn’t they have considered traffic before buying? (Note-Parsons have lived here nearly 8 years and the traffic has increased to this degree in that time. We considered much more than traffic to choose to live here.)

^The dirt piles unmarked and could cause accident (Note- see photos. The red reflectors were put in as soon

as the dirt was placed. The yellow rectangle is reflective, as is the address. Made by S & J Signs Inc.)

^ Necessary for ingress / egress. False

^ Firetrucks (? laugh). False

^ School buses- they use the “beltway” originally platted (I’m out doing chores and feeding at school bus time.

So I see on the south side the busses use RD 148. There is no bus pick up / drop off of students in Carpenter proper.)

^ Utilities , Range, Water- All have easements. But communication and evaluations with all of them is going to be necessary because of this change.

^The water blowout is on Parsons’ property inside neighbor’s fence, still. Totally accessible.

^ Cannot deny access because it’s been so long. (Note- See letter from Attorney Scott Homar.)

We thought our input would be accessible to the public. We want all our emails, photos and comments up on the County Projects / Attachments. The Original Plat of Carpenter is helpful and useful knowledge. It would be beneficial if everyone saw it! Why don’t I see my Attorney’s letter and Carol Bradley’s email in the County Projects / Attachments? (My emails to [laramiecountyplanning.com](http://laramiecountyplanning.com) as on bottom of one of the pages failed, wouldn’t go through.)

We could say more. We have more to say. But do all the personal words really matter to you? What this really comes to is that the “Evidence and Answers are IN THE LAND’! The responsibility and stewardship for this land has been put in your hands. You wanted this responsibility and stewardship. As Parsons and the County and The Companies recognize, “This is a “big deal”!

We sincerely ask you to seek correction and restoration expediently in this case.

Thank you,

Dee and Lisa Parsons  
4834 RD 203





4834 RD 203

PRIVATE  
PROPERTY

PRIVATE  
PROPERTY





4834 RD 203

## Joseph Scherden

---

**From:** Planning  
**Sent:** Tuesday, August 10, 2021 10:41 AM  
**To:** Joseph Scherden  
**Subject:** FW: Comment PZ-21-00235

Joe,

Please see the email below for the carpenter road petition.

**Marissa Pomerleau**, Associate Planner  
Laramie County Planning & Development  
| Direct Line: (307)633-4618 |  
3966 Archer Pkwy., Cheyenne, WY 82009

---

**From:** Austin Triplett [austin.triplett@range.net]  
**Sent:** Friday, August 06, 2021 4:24 PM  
**To:** Planning  
**Subject:** Comment PZ-21-00235

To whom it may concern,

As an adjacent Landowner, public utility operator and county issued ROW holder Range supports this Road Petition for the dedication of 2<sup>nd</sup> Street From Adams south to Road 203 in Carpenter. Range has established communication facilities within county granted ROW dating back to 1956. This dedication is surely in the public's best interest and will maintain the status quo. We look forward to a quick resolution to this dispute and the returned integrity of our currently held and occupied Laramie County issued ROW for our fiber optic and copper communication lines. Thank you for the opportunity to provide comment to be included in the viewers report for the Laramie County Board of Commissioners.

Sincerely,  
Austin Triplett



Austin Triplett, P.E.  
ENGINEERING MANAGER

130 S. 9<sup>th</sup> ST • Worland, WY 82401  
307.347.7000 • 307.347.7009

[austin.triplett@range.net](mailto:austin.triplett@range.net)

Reply Reply All Forward



Thu 8/12/2021 9:05 AM

Emily Nokes <shilohrosemom@yahoo.com>

Project number PZ-21-00235

To Joseph Scherden

Retention Policy - 2 Year Delete Inbox (2 years)

Expires 8/12/2023

Laramie County Planning Department,

I'm writing to you about project PZ-21-00235. I don't believe that anyone has the legally right to tell the homeowner that they have to have the road go through their property, regardless if the previous owners decided to have a road through it. If they own it and pay taxes, did everything legally to have all of their property back, why would the towns people have a say in it?? It doesn't affect us town's people, to go over one more block to get to road 203. And it doesn't affect the fire department either, as they normally go down road 148 to get to road 203. I live on second street and I don't think I ever saw a fire truck go pass our house to get to road 203.

Property owners at 315 2nd st Carpenter Wy.  
Emily Nokes  
Billy Nokes

Sent from my iPad

To: Laramie County Commissioners  
Re: PZ-21-003235

I have read the information on the website concerning this petition and I feel some corrections need to be made. Even though I would not undertake a project like this I believe the facts should be facts. I have no opinion as this would not affect my life.

Is 2nd Street a thorough fare? I live on the north side of town next to the Methodist Church and I have never noticed 2nd Street north of Monroe being used as a road. I only remember the street beside the church being used as a parking lot and north of that it isn't even graded and hasn't been for the last 29 years. Was it closed in the past?

According to Laramie County Rad and Bridge the streets in Carpenter are not dedicated (whatever that means) and the County isn't responsible for maintaining them. However, they are and the original plot for the town does state the one of the purposes of the plat is to dedicate the streets. Apparently John Ross Carpenter intended for the streets to be maintained. He was a State Legislator, so I would think he would know what and how to do it at least in 1907.

I don't understand the statement that the fire trucks use 2nd to go South of the 203 - you can't.

The Parsons have lived on that property for 7 (seven) years. Lisa Parsons has been researching the project for 4 (four) years.

I have never seen a School bus south of Main Avenue on 2nd.

I don't think it is proper to restrict an American's use of their property and I believe that 2nd Street was not platted to continue south from Washington Avenue, which has evidently been closed for many years.

I believe there is a least one signature on the petition that is not valid.

Thank you for your time.

Carol M. Bradley

---

**From:** Carol Bradley <[cowgirlinwyo@gmail.com](mailto:cowgirlinwyo@gmail.com)>  
**Sent:** Thursday, August 26, 2021 12:28 PM  
**To:** Commissioners <[commissioners@laramiecounty.com](mailto:commissioners@laramiecounty.com)>  
**Subject:** PZ-21-00235

To: Laramie County Commissioners  
Re: PZ-21-003235

I have read the information on the website concerning this petition and I feel some corrections need to be made. Even though I would not undertake a project like this I believe the facts should be facts. I have no opinion as this would not affect my life.

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I believe there is a least one signature on the petition that is not valid.

Thank you for your time.

Carol M. Bradley



## **Appendix G**

Letter from Molly Bennett to reviewers

## **Table of Contents for Appendix G**

1. Letter sent to reviewers
2. Exhibit 1 of letter – Signed road petition submitted to the Commissioners
  - a. See Appendix D within this report
3. Exhibit 2 of letter – Information/analysis provided by Benchmark Engineers and Steil Surveying
  - a. See Appendix A within this report
4. Response Letters
  - a. Carpenter Water and Sewer
  - b. Fire District #4
  - c. Laramie County School District 2
  - d. RT Communications
  - e. Laramie County Planning (specific to addressing)
  - f. High West Energy
  - g. Black Hills Energy





# Laramie County Public Works

13797 Prairie Center Circle Cheyenne, WY 82009  
Phone: 307.633.4302

February 22, 2022

RE: PZ-21-00235, Carpenter 2nd Street, Road Petition

Dear Reviewer,

You are receiving this letter and information in order to provide comments for the road petition related to Second Street in Carpenter, Wyoming.

On August 3, 2021, the Board of County Commissioners appointed myself, Molly Bennett, as the viewer for this petition. I have been gathering background and pertinent information related to this project. I have included the following information for your reference:

- Exhibit 1 – Signed road petition submitted to the Commissioners
- Exhibit 2 – Information/analysis provided by Benchmark Engineers and Steil Surveying

I now ask that you provide your expertise for inclusion in this report. At this time, I see two options as the outcome for this road petition:

1. Establish Second Street in Carpenter, WY as a public right-of-way from Adams Avenue south to Road 203.
2. Second Street will cease at Adams Avenue and the road will remain a private road south to Road 203. Note: With this option it is assumed easements will be granted for existing utilities.

I am in search of your organization's stance on this road petition and the impacts this section of road/Right-of-Way will have for your organization. Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included as submitted into the Viewers report. I will also reference them as necessary.

We would like your comments back by March 3, 2022. The viewers report will be on the agenda for the Board of County Commissioners meeting within the next 6-8 weeks (barring any hiccups). I will notify all of you and feel free to attend if you wish.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

Molly Bennett  
Public Works Director  
13797 Prairie Center Circle  
Cheyenne, WY 82009  
307-633-4302  
[Molly.Bennett@laramiecountywy.gov](mailto:Molly.Bennett@laramiecountywy.gov)

# Exhibit 1

See Appendix D within this  
report

## Exhibit 2

See Appendix A within this  
report

**CARPENTER WATER & SEWER DISTRICT**  
**P.O. BOX 433**  
**Carpenter WY. 82054**  
**307-631-8257**

**Molly Bennett**

Director, Laramie County Public Works  
1379 Prairie Center Circle  
Cheyenne, WY 82009

**RE: Carpenter WY, Second St Closure**

March 1, 2022

Dear Ms. Bennett,

As requested, the Carpenter Water District Board have discussed the road closure of Second St in Carpenter, and unanimously stated are concerns as follows:

When we started this project in 1996, with the State and several other public entities this problem was not discovered. We were told that all bases had been covered, with all easements, and other legal matters in place.

If the road closure remains, the District could possibly have to remove part of our main line and a large blow off valve we are now told is located on Parson's property and have a no trespassing sign in the center of the blocked road road.

If the road closure remains in place the District could possibly have to remove part of our water main line and relocate a large blow off valve. Which would be a large expense for our small District. We are not an incorporated town, and are governed by Laramie County. We have been successful in maintaining this District without any expense to this County.

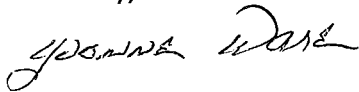
By shortening the main line we would be unable to supply water to three properties, leaving those people having to possibly find another water source. We need all of the taps we have to support this district. The closing of Second St also cuts off access to read and maintain meters to 4 homes without cutting across other people's yards. It also leaves no access to Cory and Heather Morgan's house, who live south of Washington St.

This street has been used for years by the school busses to access 203 going back to the west and going to the east, because big buses and Fire trucks have a straight shot to 203 to the east and west. Most people in and around Carpenter have used this road for years.

We urge you to please consider the expense that could be incurred to this Water District by your decision, and to avoid this becoming a problem in the future.

In closing we would ask you to accept the recommendations and reasons by Bench Mark Engineers to open Second ST. Thank you for your time spent on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Yvonne Ware".

Yvonne Ware

Sec/Treas CARPENTER WATER & SEWER DISTRICT



# Laramie County Fire District #4

P O Box S, 4832 Main Ave, Carpenter, WY 82054  
307-649-2400 307-649-2379 FAX

To: Laramie County Board of Commissioners

CC: Molly Bennett Laramie County Public Works

Subject: 2<sup>nd</sup> Street Road closure, Carpenter Wyoming

Fire District 4 has reviewed impact of closure of south end of 2<sup>nd</sup> street in Carpenter and are providing the following findings:

1. Minimal response delay of 30 seconds to any residence southeast of Roads 148 and 203. This includes both fire and EMS response.
2. Major response delay for fire to a residence located at 4834 Road 203. Prior to road blockage, fire engine would attach to hydrant on 2<sup>nd</sup> street and proceed to residence, connect line and begin fire flow. Now fire engine will connect to same hydrant, proceed down 2<sup>nd</sup> street to road blockage, hand pull additional 150 feet of 2 ½ hoseline off. Engine will then have to back up to Adams street and detour around while additional fire personnel walk line over berm to drive way and reconnect to engine to begin fire flow. Estimated time to accomplish all that is 7 to 10 minutes.

Fire District 4 does not have any other concerns or opinions on this matter. Any further questions or concerns, please feel free to contact me.

*Scott J Maddison*

Scott J Maddison

Fire Chief

LCFD#4

569 Road 140

Carpenter WY 82054

[Firedoc82009@yahoo.com](mailto:Firedoc82009@yahoo.com)

307-313-1313

## Molly Bennett

---

**From:** Lance West <lance.west@laramie2.org>  
**Sent:** Tuesday, February 22, 2022 1:41 PM  
**To:** Molly Bennett  
**Subject:** Carpenter, WY 2nd Street information request

Good afternoon Molly,

I reviewed the information that you sent to me in regards to 2<sup>nd</sup> Street in Carpenter WY.

At this time, we do not utilize Second Street as an access point from Road 203. Regardless of the status of Second Street and since it is not used, it does not have any impact on our school bus routing. Our Carpenter Town students needing the bus have designated bus stops at or near intersections on Monroe Ave, Main Ave, or Adams Ave.

We access the town of Carpenter using 1<sup>st</sup> Street (From Rd 203), Monroe Ave/Main Ave (From WY 214) or Road 148 from the North.

Please let me know if you have any questions.

Lance West  
Laramie County School District 2  
Transportation Coordinator  
(307)245-4170  
[Lance.west@laramie2.org](mailto:Lance.west@laramie2.org)

## Molly Bennett

---

**From:** Austin Triplett <austin.triplett@range.net>  
**Sent:** Friday, February 25, 2022 3:02 PM  
**To:** Molly Bennett  
**Subject:** RE: Carpenter, WY - Second St. - Road petition  
**Attachments:** We sent you safe versions of your files; SKM\_C458 rt22022416350.pdf; SKM\_C458 rt22022416351.pdf; SKM\_C458 rt22022416360.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

---

Molly

Here are three ROW permits issued by Laramie county for cable we have in the area of dispute. They were issued in 1998, 1982, and 1961 respectively. These permits were for Copper cable. We also have a fiber optic cable that was placed on the same route as the 1982 permit and I assume was permitted under the same document as a modification of existing facility.



**RANGE**

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Austin Triplett, P.E.  
REGIONAL ENGINEERING MANAGER

130 S. 9<sup>th</sup> ST • Worland, WY 82401  
☎ 307.347.7000 • 📠 307.347.7009

[austin.triplett@range.net](mailto:austin.triplett@range.net)

---

**From:** Molly Bennett <Molly.Bennett@laramiecountywy.gov>  
**Sent:** Wednesday, February 23, 2022 1:29 PM  
**To:** Austin Triplett <austin.triplett@range.net>  
**Subject:** RE: Carpenter, WY - Second St. - Road petition

\*\*\*\*CAUTION: This email came from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.\*\*\*\*

Hey Austin,

Yes I think that is great. You mentioned yesterday there was an easement granted from the county. Was that included in the attachments I sent over? If not, can you provide that?

Thanks,

**Molly Bennett**

Director  
Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009



Office: 307-633-4302  
Cell: 307-369-7195

---

**From:** Austin Triplett <[austin.triplett@range.net](mailto:austin.triplett@range.net)>  
**Sent:** Wednesday, February 23, 2022 11:12 AM  
**To:** Molly Bennett <[Molly.Bennett@laramiecountywy.gov](mailto:Molly.Bennett@laramiecountywy.gov)>  
**Subject:** RE: Carpenter, WY - Second St. - Road petition

Molly

This is the comment that I submitted at the beginning of the petition process last July. Is this acceptable, or would you like something more formal on letterhead etc?

To whom it may concern,

As an adjacent Landowner, public utility operator and county issued ROW holder Range supports this Road Petition for the dedication of 2<sup>nd</sup> Street From Adams south to Road 203 in Carpenter. Range has established communication facilities within county granted ROW dating back to 1956. This dedication is surely in the public's best interest and will maintain the status quo. We look forward to a quick resolution to this dispute and the returned integrity of our currently held and occupied Laramie County issued ROW for our fiber optic and copper communication lines. Thank you for the opportunity to provide comment to be included in the viewers report for the Laramie County Board of Commissioners.

Sincerely,  
Austin Triplett



---

**From:** Molly Bennett <[Molly.Bennett@laramiecountywy.gov](mailto:Molly.Bennett@laramiecountywy.gov)>  
**Sent:** Tuesday, February 22, 2022 1:13 PM  
**To:** Austin Triplett <[austin.triplett@range.net](mailto:austin.triplett@range.net)>  
**Subject:** Carpenter, WY - Second St. - Road petition

\*\*\*\*CAUTION: This email came from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.\*\*\*\*

Hey Austin,

This email is to follow up on the voicemail I left earlier today. Attached is the letter and the two exhibits pertaining to this road petition/viewers report.

As I mention in the letter, I am in search of your organization's stance on this road petition and the impacts this section of road/Right-of-Way will have for your organization. Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included as submitted into the Viewers report. I will also reference them as necessary. We would like your comments back by March 3, 2022.

Feel free to reach out if you have any questions or need something clarified.

My contact information is as follows:

Main number: 307-633-4302

Direct line: 307-633-4696

Cell phone: 307-369-7195 (Feel free to text as well)

Thanks,

**Molly Bennett**

Director

Laramie County Public Works

13797 Prairie Center Circle

Cheyenne, WY 82009

Office: 307-633-4302

Cell: 307-369-7195

M.S.T. & T.Co. - 3649  
Right of Way No. 3649

RIGHT OF WAY

from

Laramie County  
Cheyenne Wyo

to

THE MOUNTAIN STATES TEL. & TEL. CO.

Cheyenne Wyo

Lots or Tract #

Block or Section Sec 6 of 31

Subdivision or Township T 12N T 13N

Grant or Range 62W 62W

Job No. ~~W-1-5100~~ W-1-0537

Exchange or Toll Carpenter

Line & No. RL B102 out 45C

Pole Numbers

Joint Ownership %

memo only  
~~See Ergs ECA~~  
R/W file

Approval Attached

9-1-66

ijb

Plant Records Posted:

MAIL TO

The Mountain States Telephone and Telegraph Co.

Date 11-21-62 By CK  
111-571

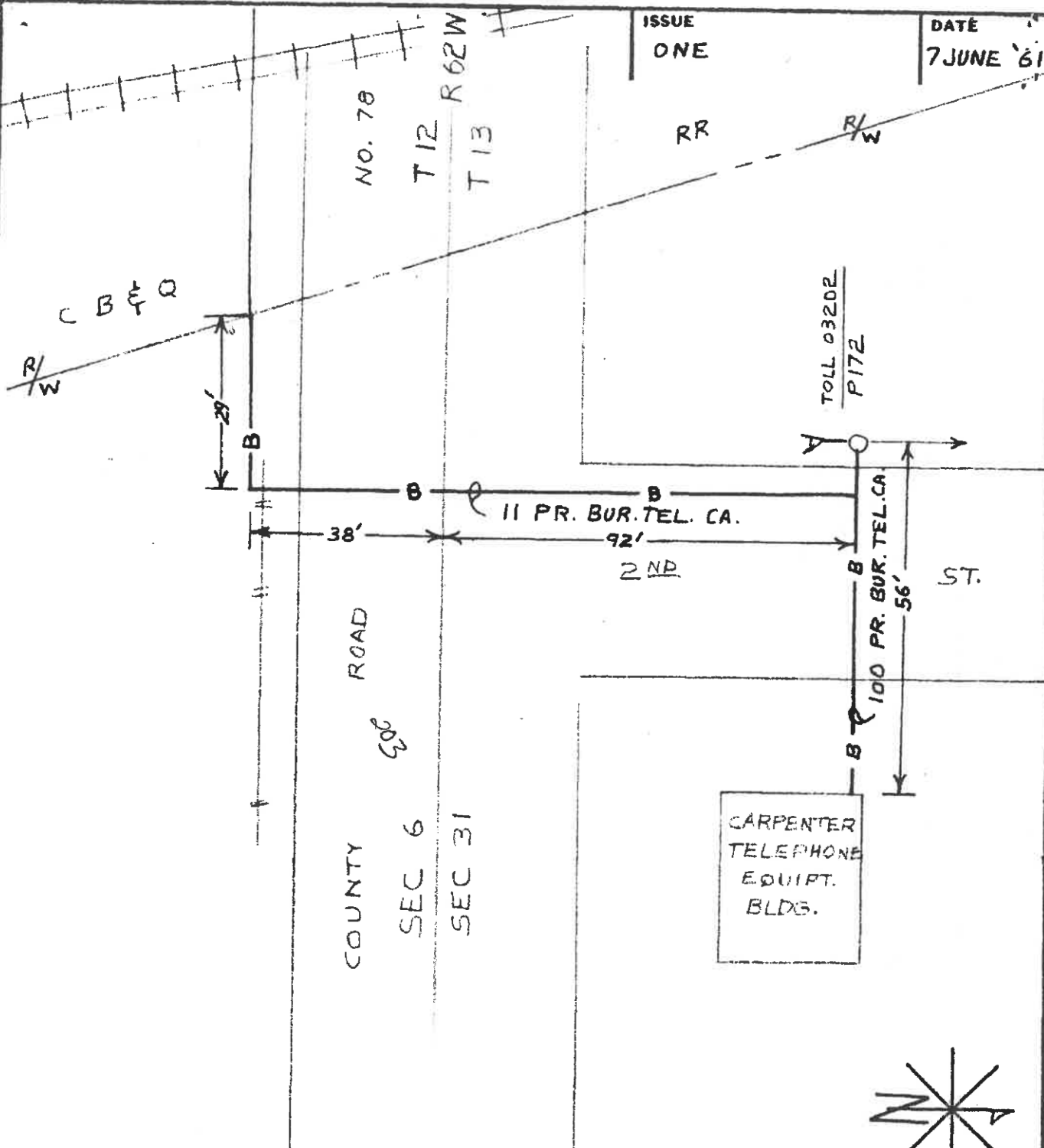
City State

Attention

2

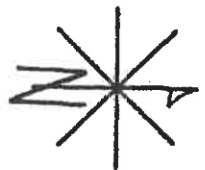
ISSUE  
ONE

DATE  
7 JUNE '61



TEL. CABLES BURIED 30" DEEP

R/W 3649



Laramie County  
 approved *San C. Bee*  
 6/28-61 *Shannon*

M.S.T. & T. CO. FORM 3050 (8-55)

EXHIBIT "A"

PROJECT W-1-5100  
 LOCATION CARPENTER, WYO.  
 TAX-AREA LARAMIE CO., WYO.  
 ENG'ND BY W.F.B. DRAWN BY W.F.B.  
 CHECKED BY ..... APPROVED .....  
 SHEET 1 OF 1 SHEETS

H.S.T. & T. Co.

Right of Way No. 27167

Right of Way  
from

LARAMIE COUNTY

to

THE MOUNTAIN STATES TEL. & TEL. CO.

Quarter Section

Section 31

Township 13 N

Range 62 W

Job No. W-2:5692

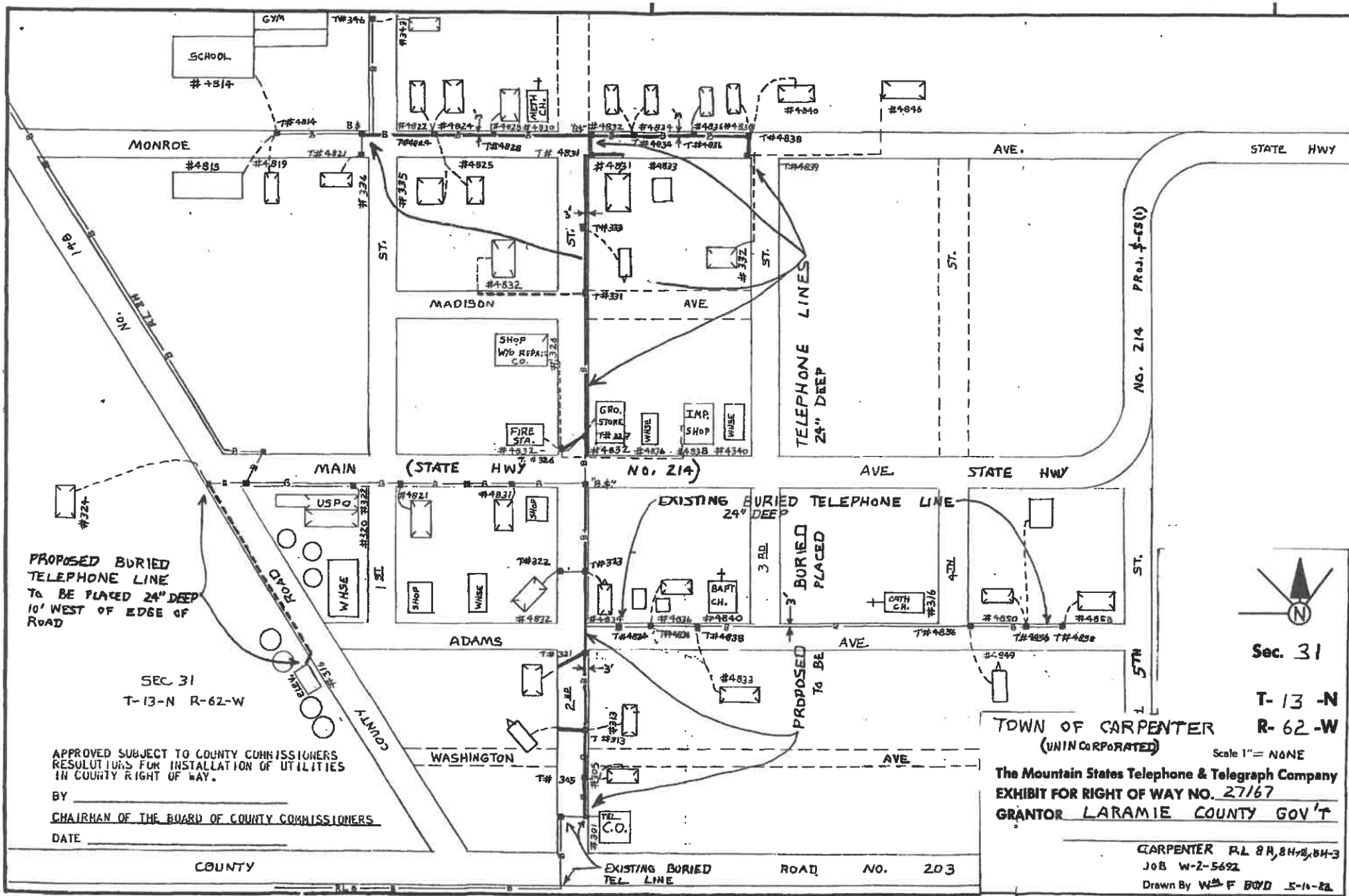
Exchange CARPENTER

Line No. RL 8H, 8H-2, 8H-3

Lead Code

Pole Numbers  
or Station

.....  
.....  
.....



PROPOSED BURIED TELEPHONE LINE TO BE PLACED 24" DEEP 10' WEST OF EDGE OF ROAD

SEC 31  
T-13-N R-62-W

APPROVED SUBJECT TO COUNTY COMMISSIONERS RESOLUTIONS FOR INSTALLATION OF UTILITIES IN COUNTY RIGHT OF WAY.  
BY \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS  
DATE \_\_\_\_\_

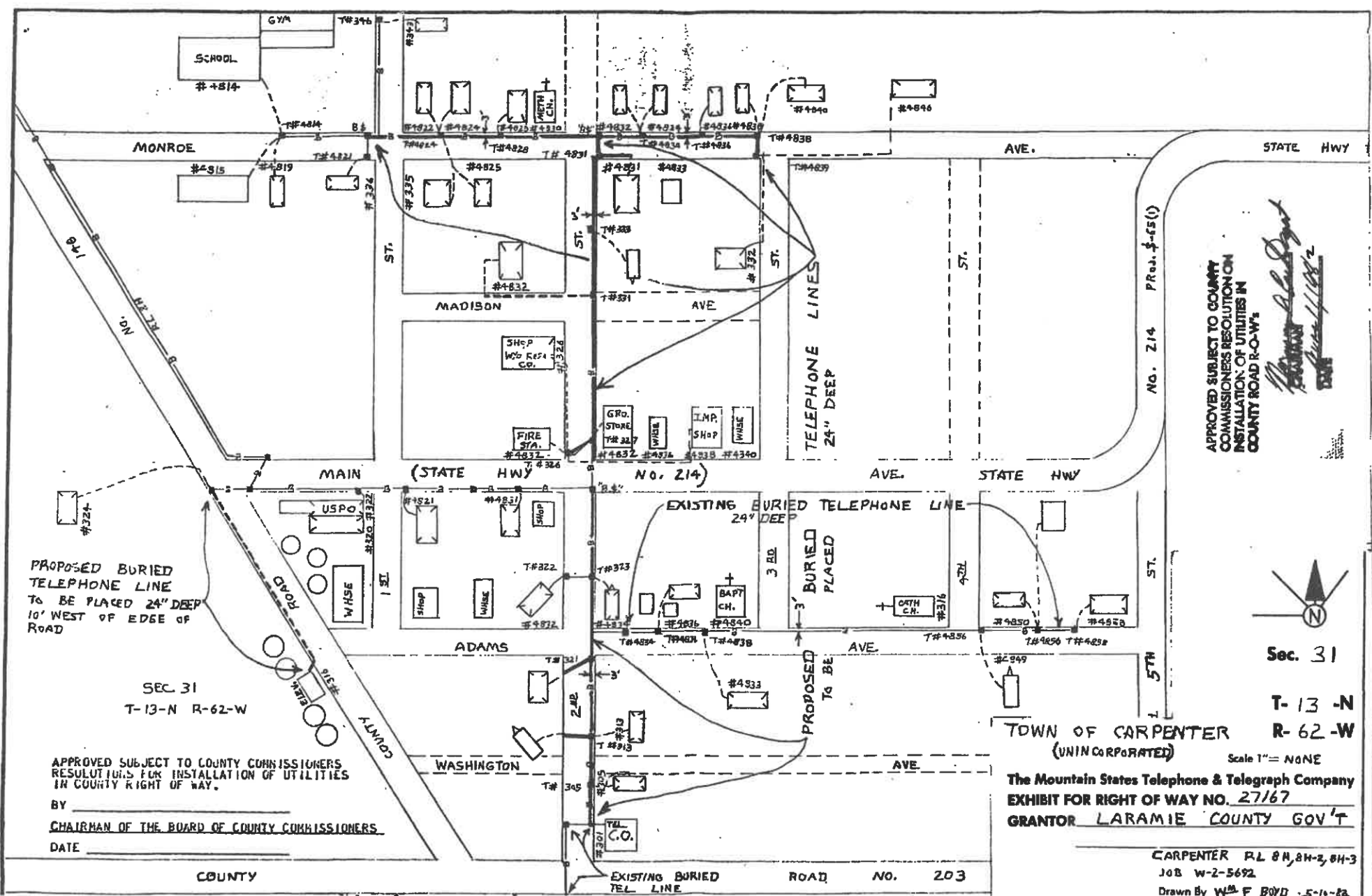
COUNTY

TOWN OF CARPENTER  
(UNINCORPORATED)  
Scale 1" = 60 FEET  
The Mountain States Telephone & Telegraph Company  
EXHIBIT FOR RIGHT OF WAY NO. 27167  
GRANTOR LARAMIE COUNTY GOV'T

CARPENTER P.L. 8A, 8H, 8, 8H-3  
JOB W-2-5692  
Drawn By W.F. BOYD 5-16-22



Sec. 31  
T-13-N  
R-62-W



PROPOSED BURIED TELEPHONE LINE TO BE PLACED 24" DEEP 10' WEST OF EDGE OF ROAD

SEC 31  
T-13-N R-62-W

APPROVED SUBJECT TO COUNTY COMMISSIONERS RESOLUTIONS FOR INSTALLATION OF UTILITIES IN COUNTY RIGHT OF WAY.

BY \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS.  
DATE \_\_\_\_\_

COUNTY

APPROVED SUBJECT TO COUNTY COMMISSIONERS RESOLUTION ON INSTALLATION OF UTILITIES IN COUNTY ROAD R-O-W'S

*[Handwritten Signature]*  
DATE *[Handwritten]*



Sec. 31

T-13 -N  
R-62 -W

TOWN OF CARPENTER (UNINCORPORATED) Scale 1" = NONE

The Mountain States Telephone & Telegraph Company  
EXHIBIT FOR RIGHT OF WAY NO. 27167  
GRANTOR LARAMIE COUNTY GOV'T

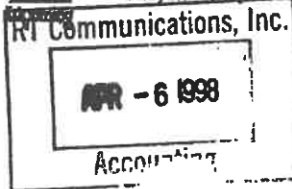
CARPENTER PL 84, 84-2, 84-3  
JOB W-2-5692  
Drawn By W. F. BOYD 5-16-22



# Laramie County Public Works

Road & Bridge • 2503 E. Fox Farm Rd.  
Cheyenne, Wyoming • 82007 • (307) 633-4302

Mapping/Zoning/Permits • 2507 E. Fox Farm Rd.  
Cheyenne, Wyoming • 82007 • (307) 633-4303



## LARAMIE COUNTY UTILITY LICENSE

RWART01191  
License No. 1560-9803

Laramie County, Wyoming, through the Laramie County Public Works Department (hereinafter called the "County"), hereby grants a License to RT COMMUNICATIONS, INC. (hereinafter called the "Owner/Licensee"), for the installation of A BURIED TELECOMMUNICATIONS CABLE along or across COUNTY ROAD 203, at CARPENTER, WYO  
Start Date 6-1-98 Estimated Completion Date 6-2-98

The Owner/Licensee hereby acknowledges and agrees as follows:

1. The facility will be placed in a manner conforming to recognized standards, applicable federal, state, or local laws, codes, ordinances, and regulations, and as specified in the Wyoming State Highway Department Utility Accommodation Regulation; latest edition, in the exact location shown on the attached "Exhibit A". Placing the facility in a location other than originally approved without obtaining prior County approval by submitting a revised "Exhibit A" may void the license.
2. Any future alterations, modifications, or removals of the facility within the right-of-way, required and requested by the County, shall be completed without delay. Adjustments will be accomplished at no expense to the County, unless otherwise provided for by law, if such adjustments are required for public use of the roadway.
3. This license is issued pursuant to W.S. 1-26-813 and grants permission for the Owner/Licensee to occupy a portion of the right-of-way controlled by the County. This permission is limited by the type of controlling interest held by the County. Responsibility to satisfy any other fee (deeded) interest rest with the Owner/Licensee.
4. This license will not be modified, transferred, or assigned without the written consent of the County. This license does not allow for installation of additional facilities, nor does this license set aside a strip of land of specific width for the exclusive use by the Owner/Licensee. Minor repairs, minor additions to existing equipment, and routine maintenance are permissible without additional licensing providing that prior notification is made to the County, except in emergencies where notification is not feasible.
5. Attached to this license is a plan sheet(s) labeled "Exhibit A", dated 3-12-98, which clearly shows the facility's alignment, grade, vertical and horizontal clearances, type of material, operating pressure and/or capacity, roadway location, as well as dimensions from the proposed facility to the roadway and/or right-of-way line, which by this reference is made a part thereof.
6. The Owner/Licensee agrees to the standards for traffic control as outlined in the "Manual on Uniform Traffic Control Devices", including supplements. Standards developed by the Owner/Licensee may be substituted for the cited manual provided they have been approved by the County. The Owner/Licensee must cease all operations if he does not comply with traffic control standards. If lane closures or road closures are anticipated, traffic control plans will be submitted to the County for approval prior to starting any work within County right-of-way. No work shall begin in County right-of-way until all traffic control devices and personnel are in place.
7. The County hereby reserves any claims it may have to sovereign immunity as a defense to any action available to it by law arising in conjunction with this agreement. The Owner/Licensee claims no property rights in and to the public road being used for its fixtures and facilities. If the Owner/Licensee fails to comply with the provisions of this license as accepted, the Owner/Licensee agrees to pay all reasonable damages proximately caused by such failure as actually incurred by the County. The Owner/Licensee shall save harmless Laramie County and all of its representatives from all suits, actions or claims of any character, brought on account of any injuries or damages sustained by any person or persons or property in consequence of any act or acts caused by construction by the Owner/Licensee, contractor(s), their employees or representatives.

3-12-98



RTO 1191

- 8. Specific construction considerations that may be required for public use of the roadway may be attached to this form by the County. The Owner/Licensee agrees to incorporate such requirements into the design of the facility and assures compliance with these requirements during the construction of the facility. Non-compliance will void this permit. This requirement is not intended to supplant the authority of the Public Service Commission.
- 9. The Owner/Licensee is required to notify the County in writing to cancel and/or nullify any issued license if the described facility is to be abandoned in place, will be removed, or will not be constructed. The County will determine if abandonment in place will hinder the County's future operations and if the facility must be removed at the time of abandonment.
- 10. The license will be null and void if construction of the described facility does not commence within six (6) months of approval, unless prior arrangements have been made for a specific construction period. This license shall be null and void if the described facility is not in use for a period of eighteen (18) months or longer, and the Owner/Licensee may be required to remove the facility.
- 11. Based upon the complexity, construction methods or other concerns, the County may assign part-time or full-time inspector(s) to the Owner/Licensee's project. The County will notify the Owner/Licensee at the time of license issuance of the assignment of an inspector(s) and provide the Owner/Licensee with an estimate cost of inspection. The cost of such inspection will be at the sole expense of the Owner/Licensee, pursuant to Laramie County Resolution 880802-07. The Owner/Licensee shall notify the County prior to beginning any work.
- 12. The Owner/Licensee is hereby advised that any work operation in the vicinity of electric powerlines shall be in compliance with W.S. 37-3-301 through 37-3-306, titled Wyoming High Voltage Power Lines and Safety Restrictions Act, and the Owner/Licensee is further advised to comply with the provisions of W.S. 37-12-301 through 37-12-304, titled Damage to Underground Public Utilities Facilities.

13. Additional conditions:

- 1. BORE MUST BE PERPENDICULAR TO ROAD 203.
- 2. RECEIVED A LETTER FROM TIM GREEN EXPLAINING THE REASON FOR AN ANGLED BORE. (SEE LETTER). RULE 1 DOES NOT APPLY.
- 3. DIRECTIONAL BORING MACHINE REQUIRED FOR BORE.

Inspector Not Assigned

Inspector Assigned  
Estimated Cost \$ 25.00 / Hr.

The undersigned, Owner/ Licensee of the facility, hereby accepts this License, subject to the terms and conditions stated herein.

OWNER/ LICENSEE  
RT COMMUNICATIONS, INC  
COMPANY

APPROVED:  3-30-98  
LARAMIE COUNTY PUBLIC WORKS DEPT.

BY: \_\_\_\_\_

TITLE: ENGINEERING MANAGER

ADDRESS: 130 S. 9TH ST  
WILLARD NY 82401

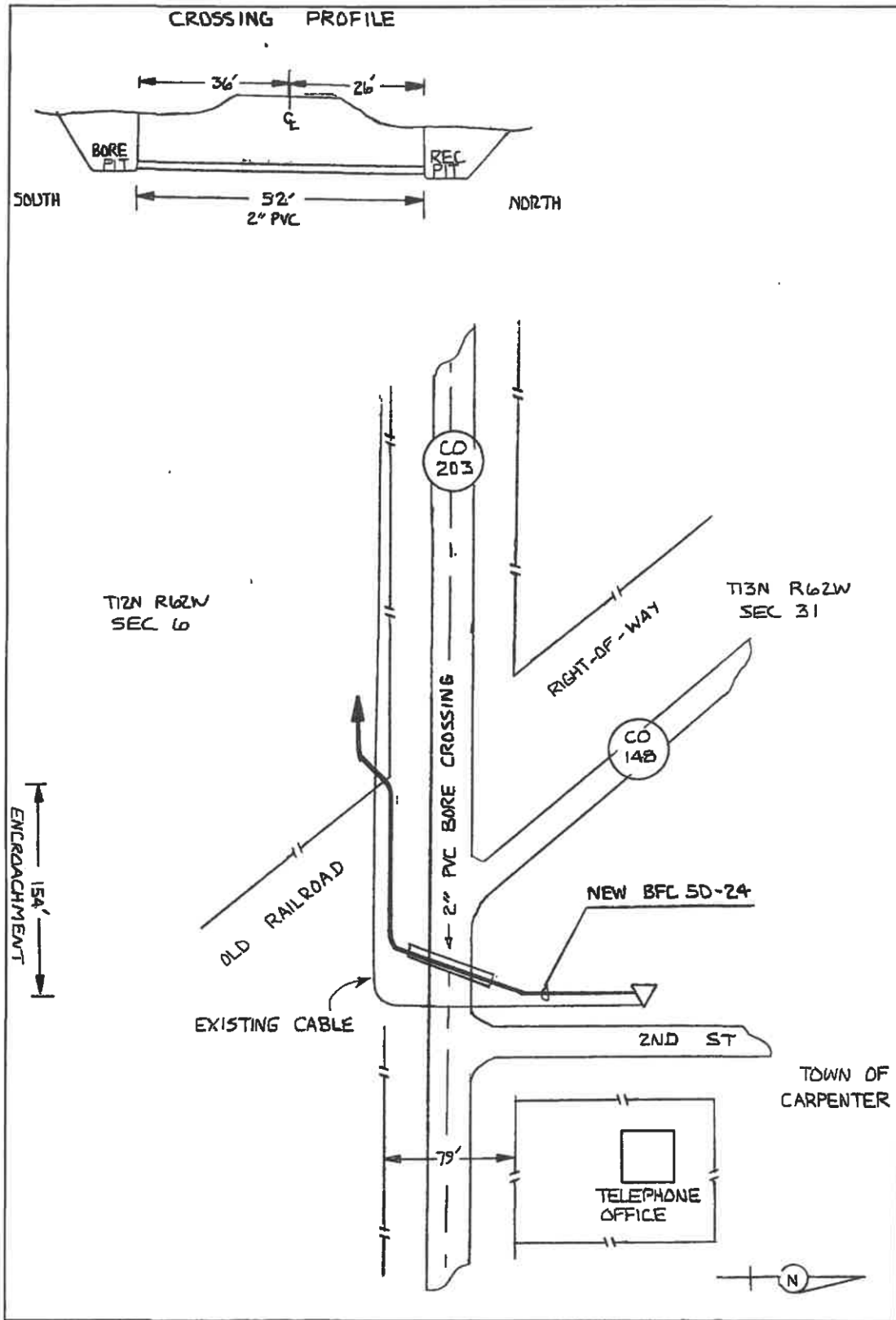
TELEPHONE NO. 307-347-7630

DATE: 3-12-98

PROJECT SUPT: WARD TRENCHING - ROBT. WARD

24-HOUR PHONE NO 245-3204

Exhibit A



Scale =

Section: 6 + 31  
 T- 12 -N T13-N  
 R- 62 -W R-62-W

Drawn By: TIM GR.

Work Order No.: 80308  
 R.O. W. No.: 8101191  
 Grantor: LARAMIE COUNTY

Date: 3-12-98

## Molly Bennett

---

**From:** Cambia McCollom  
**Sent:** Tuesday, March 1, 2022 1:18 PM  
**To:** Molly Bennett  
**Cc:** Justin Arnold; Marissa Pomerleau  
**Subject:** RE: Carpenter, WY - Second St. - Road petition

Hi Molly,

Below are my thoughts regarding this situation as it relates to addressing.

Addresses are assigned as a combination of the physical location and the access point. The purpose of an address is to facilitate locating a place.

The property current addressed at 313 Second St has no frontages on public rights of way adjacent to the property. The other properties do have frontage access on Road 203 or Road 148/First St intersection.

Sincerely,

Cambia McCollom  
G.I.S. Specialist  
Laramie County Planning & Development

---

**From:** Molly Bennett <Molly.Bennett@laramiecountywy.gov>  
**Sent:** Tuesday, February 22, 2022 1:08 PM  
**To:** Marissa Pomerleau <marissa.pomerleau@laramiecountywy.gov>; Cambia McCollom <cambia.mccollom@laramiecountywy.gov>  
**Cc:** Justin Arnold <justin.arnold@laramiecountywy.gov>  
**Subject:** Carpenter, WY - Second St. - Road petition

Hey Marissa and Cambia,

Attached is the letter and the two exhibits pertaining to the road petition/viewers report referenced above.

As I mention in the letter, I am in search of your organization's stance on this road petition and the impacts this section of road/Right-of-Way will have for your organization. Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included as submitted into the Viewers report. I will also reference them as necessary. We would like your comments back by March 3, 2022.

Feel free to reach out if you have any questions or need something clarified.

Thanks,

**Molly Bennett**  
Director  
Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009  
Office: 307-633-4302

Cell: 307-369-7195



LARAMIE COUNTY PLANNING AND DEVELOPMENT OFFICE  
BUILDING DIVISION

3966 Archer Pkwy, Cheyenne, WY 82009

Phone (307) 633-4303

www.laramiecountyplanning.com

Date	05/28/2021
Legal Description	A parcel in the SW corner of Lot D, Carpenter WY
State Pin Id #	13623130100800
Assessor's Account #	R0000630
Former Site Address	<b>301 Second ST</b>
Corrected Site Address	4830 ROAD 203

The access to the property is changed, as a portion of Second St is being closed. To conform with Laramie County addressing standards a change in needed. Emergency Services needs to be able to locate a property quickly and easily in response to an emergency. Access to this property is from Road 203.

Once signed by our office, this form shall serve as official notification of address change and should be provided to all companies/vendors that will need to be notified of your address change.

This notice does not imply the resident has moved, but that the physical property address has changed.

Included please find a copy of the Site Address Requirements from The Laramie County Land Use Regulations, section 2-2-126.

Please contact me with any questions,

Cambia McCollom  
GIS Specialist  
Laramie County Planning & Development  
cmccollom@laramiecounty.com

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Office Use Only

New Address Assignment:

Approved by: Cambia McCollom

Date: 05-28-2021

Our office shall notify the following agencies:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Laramie County Assessor             | <input checked="" type="checkbox"/> Laramie County Clerk-Elections |
| <input checked="" type="checkbox"/> Emergency Services (911 Center)     | <input checked="" type="checkbox"/> High West Energy               |
| <input checked="" type="checkbox"/> Laramie County Environmental Health | <input checked="" type="checkbox"/> United States Postal Service   |



# LARAMIE COUNTY PLANNING AND DEVELOPMENT OFFICE

BUILDING DIVISION

3966 Archer Pkwy, Cheyenne, WY 82009

Phone (307) 633-4303

www.laramiecountyplanning.com

Date	05/28/2021
Legal Description	A parcel in the SW corner of Lot D, Carpenter WY
State Pin Id #	13623130101600
Assessor's Account #	R0057369
Former Site Address	<b>305 Second ST</b>
Corrected Site Address	4834 ROAD 203

The access to the property is changed, as a portion of Second St is being closed. To conform with Laramie County addressing standards a change is needed. Emergency Services needs to be able to locate a property quickly and easily in response to an emergency. Access to this property is from Road 203.

Once signed by our office, this form shall serve as official notification of address change and should be provided to all companies/vendors that will need to be notified of your address change.

This notice does not imply the resident has moved, but that the physical property address has changed.

Included please find a copy of the Site Address Requirements from The Laramie County Land Use Regulations, section 2-2-126.

Please contact me with any questions,

Cambia McCollom  
GIS Specialist  
Laramie County Planning & Development  
cmccollom@laramiecounty.com

---

Office Use Only

New Address Assignment:

Approved by: \_\_\_\_\_

*Cambia McCollom*

Date: \_\_\_\_\_

*6-1-2021*

Our office shall notify the following agencies:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Laramie County Assessor             | <input checked="" type="checkbox"/> Laramie County Clerk-Elections |
| <input checked="" type="checkbox"/> Emergency Services (911 Center)     | <input checked="" type="checkbox"/> High West Energy               |
| <input checked="" type="checkbox"/> Laramie County Environmental Health | <input checked="" type="checkbox"/> United States Postal Service   |

## Molly Bennett

---

**From:** David Golden <dgolden@highwestenergy.com>  
**Sent:** Thursday, February 24, 2022 10:47 AM  
**To:** Molly Bennett  
**Cc:** jott@highwestenergy.com; William Washburn; Jared Routh  
**Subject:** Re: Carpenter, WY - Second St. - Road petition

Molly,

High West Energy does have utility facilities within the area being considered for establishment of a public right-of-way. High West does not have filed easements on these facilities but would be protected by prescriptive easement due to the length of time the facilities have been installed.

High West would request that if the new right-of-way encompasses our facilities, that an exception be written into the right-of-way to recognize High West occupation prior to the establishment of the ROW and that exception would protect High West from future costs of any requested facility relocations by the County. In other words, if High West Energy facilities end up located in the new ROW, any future relocation requests to move our facilities will be paid to High West Energy by Laramie County.

Please let me know if you have any questions.

Thanks,

Dave

## Dave Golden

**Engineering Manager**

**Main Line:** 307-316-6951

**Direct Line:** 307-365-6524

**Email:** [dgolden@highwestenergy.com](mailto:dgolden@highwestenergy.com)

**Website:** [www.highwestenergy.com](http://www.highwestenergy.com)

**HIGH WEST ENERGY**



**"The vision of the High West companies is to be  
the trusted partner in the solutions we provide."**

*High West Energy, Inc. is an equal opportunity provider, employer, and lender*

On Tue, Feb 22, 2022 at 12:54 PM Molly Bennett <[Molly.Bennett@laramiecountywy.gov](mailto:Molly.Bennett@laramiecountywy.gov)> wrote:

Hey David,

This email is to follow up on the phone call we had earlier today. Attached is the letter and the two exhibits pertaining to this road petition/viewers report.

As I mention in the letter, I am in search of your organization's stance on this road petition and the impacts this section of road/Right-of-Way will have for your organization. Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included as submitted into the Viewers report. I will also reference them as necessary. We would like your comments back by March 3, 2022.

Feel free to reach out if you have any questions or need something clarified.

My contact information is as follows:

Main number: 307-633-4302

Direct line: 307-633-4696

Cell phone: 307-369-7195 (Feel free to text as well)

Thanks,

**Molly Bennett**

Director

Laramie County Public Works

13797 Prairie Center Circle

Cheyenne, WY 82009

Office: 307-633-4302

Cell: 307-369-7195





**Walter Fees**  
Manager of Construction Planning  
Walter.fees@blackhillscorp.com

1301 W 24<sup>th</sup> St  
Cheyenne Wy, 82001  
307-778-2184

Date 3/2/2022

Molly Bennett  
Public Works Director  
13797 Prairie Center Circle  
Cheyenne, WY 82009  
307-633-4302

Ms. Bennett:

Please allow this letter to respond to yours of February 22, 2022, requesting comments regarding the road petition related to Second Street in Carpenter, Wyoming. The two options provided in your letter have been reviewed by Black Hills Energy and we believe the best option is the first – establish Second Street in Carpenter, WY as a public right-of-way from Adams Avenue south to Road 203. This option allows the continued service to customers currently on this service line, without additional cost to Black Hills Energy or customers.

As noted in your letter, if Second Street ceases at Adams Avenue, it will be necessary for Black Hills Energy to obtain easements or reroute the pipeline to continue service to the impacted customers.

Please call with any questions or concerns you may have and please let me know how Black Hills Energy can be of assistance.

Sincerely,

Walter Fees



## Appendix H

Findings provided by John (Jack) Studley



John J. Studley, PLS  
615 West Dale Blvd.  
Cheyenne, Wyoming 82009

Proverbs 22: 28  
Proverbs 23: 10

10 May 2022

**SUMMARY REPORT**  
**LOT D, CARPENTER, LARAMIE COUNTY, WY**

Accompanying are copies of all conveyance and grant documents of record for said Lot D, Carpenter, WY.

The purpose of this tabulation is to help ascertain the prior recorded establishment of Second Street through the westerly portion of said Lot D. In my analysis of this material I find no specific reference to an easement grant or right of way conveyance of "RECORD" in the Laramie County Clerk's Office for said Second Street..

The first inference implicating a possible consideration of a public street existing is in the "OPTION FOR PURCHASE OF REAL PROPERTY", recorded in Book 588, Page 221, referencing the proposed sale of a 50' x 50' parcel out of the SW corner of said Lot D. This document only references "...after all setbacks." This document does not call out Second Street.

The next inference is in Warranty Deed conveyance recorded in Book 598, Page 403 which calls for the "...being the point of intersection of the East line of Second Street and the North line of County Road #78." This point is described as being the "... Southwest corner of said Lot D," which is technically incorrect. The actual Southwest corner of Lot D is situate 40' South and 50' West of this point. This erroneous description will be repeated in the record.

The parcel described and recorded in Book 598, Page 403 is today in the ownership of RT Communications under Quit Claim Deeds recorded in recorded in Book 1387, Page 624; and recorded in Book 1391, Page 443.

You will then find two easement grants with map Exhibits "A" recorded in Book 1481, Page 1082; and recorded in Book 1481, Page 1084, wherein the legal descriptions identify the easements being in a portion of Lot D, not in Second Street. Also, both Exhibits identify the "CL SECOND ST. EXTENDED". This implies that Second Street exist elsewhere and is "EXTENDED" into this location for reference, not as established.

The deeds of record for the area of the SW corner of Lot D, all call for "Subject to all covenants, restrictions, reservations, easements, conditions and rights APPEARING OF RECORD."

A handwritten signature in blue ink, appearing to read "John J. Studley". The signature is stylized and cursive, with a horizontal line extending to the right.

John J. Studley, PLS

Cell: 307-287-4755 email: jackliz0318@gmail.com

LOT "D", CARPENTER, WY

	A	B	C	D	E	F	G
1	GRANTOR	GRANTEE	DOC	DATE	BOOK	PAGE	NOTE
3	CARPENTER	JACOBSON	WD	5.6.23	175	142	
4	LYONS	FED LAND SEC	WD	10.8.14	194	358	ALL
5	CARPENTER	FED LAND SEC	WD	1.1.18	204	395	ALL
6	FED LAND SEC	PALMER	WD	5.28.18	204	428	W. 140.5'
7	PALMER	CAVE	WD	4.12.19	225	20	W. 140.5'
8	FED LAND SEC	FED LAND CO.	WD	5.5.22	228	544	E. 1259.5'
9	HANNA (LAR CO)	HECKEL	TREAS DEED	6.23.25	262	282	E. 1259.5'
10	CAVE	POWERS	WD	10.14.24	264	85	W. 140.5'
11	HECKEL	JACOBSON	WD	5.31.27	276	472	E. 1259.5'
12	JACOBSON	PROFFITT	WD	6.3.27	276	495	E. 1259.5'
13	HILL (RECEIVER)	WARREN	RECEIVER D	8.26.30	299	199	W. 140.5'
14	WARREN	WARREN	WD	1.14.39	341	420	W. 140.5'
15	WARREN	WARREN	QCD	12.10.46	430	397	W. 140.5'
16	WARREN	GRAY	WD	4.1.47	436	325	W. 140.5'
17	GRAY	TALKINGTON	WD	4.15.47	438	76	W. 140.5'
18	TALKINGTON	HERMANN	WD	6.9.47	438	426	W. 140.5'
19	HERMANN	RITCHEY	WD	12.21.49	472	501	W. 140.5'
20	RITCHEY	OSBORN	WD	12.1.53	544	38	W. 140.5'
21	OSBORN	MTN ST TELE	OP PURCH	1.3.56	588	221	50' X 50' (SETBACKS)
22	LAR CO TREAS		AFFIDAVIT	2.16.56	593	314	W. 140.5'
	LAR CO ASSESS		AFFIDAVIT	3.14.56	593	315	W. 140.5'
24	OSBORN	MTN ST TELE	WD	4.26.56	598	403	50' X 50'
25	OSBORN		WRIT	2.17.65	808	562	ALL
26	OSBORN		JUDGEMENT	6.11.65	817	327	ALL
27	DUNBAR	OSBORN	WD	8.31.65	822	34	ALL
28	OSBORN	EVANS	WD	5.2.67	852	218	ALL - EXC. 50 X 50
29	DUNBAR	CARP ROPING	QCD	5.24.65	1028	404	ALL - EXC. 50 X 50
30	EVANS	SOPPE	WD	4.23.76	1064	492	SW 200' X 300'
31	EVANS	EVANS	WD	4.23.76	1095	459	ALL - EXC. SW 200 X 300
32	SOPPE		FINAL DECREE	7.13.82	1169	1112	SW 200' X 300'
33	SOPPE		AFFIDAVIT	7.26.82	1169	1407	SW 200' X 300'
34	BAUMAN	SOPPE	QCD	11.1.82	1173	879	SW 200' X 300'
35	EVANS	ARNOLD	WD	1.10.89	1269	519	ALL - EXC. SW 200 X 300
36	LAR. CO.		RES 921117-04	11.17.92	1333	730	ALL
37	MTN ST TELE	RT COMM	QCD	10.25.94	1387	624	50' X 50'
38	SOPPE	RT COMM	QCD	11.7.94	1391	443	50' X 50'
39	ARNOLD	LEMBITZ	WD	9.12.96	1432	1770	E. 1115'
40	ARNOLD	SOPPE	QCD	10.31.96	1436	1420	85' + SW 200 X 300
41	ARNOLD	CARPENTER W&S	EASE	5.8.98	1481	1081	2ND ST. EXTEND
42	SOPPE	CARPENTER W&S	EASE	5.7.98	1481	1083	2ND ST. EXTEND
43	SOPPE	RURAL ELEC. CO.	EASE	11.5.96	1583	1799	ALL
	ARNOLD	HENDRICKSON	PER. REP. DEED	7.8.2002	1660	81	ALL - EXC. SW 200 X 300
45	SOPPE	KANE	WD	8.11.06	1964	799	85' + SW 200 X 300
46	LEMBITZ	FORD	WD	10.15.08	2079	1223	E. 1115'

LOT "D", CARPENTER, WY

	A	B	C	D	E	F	G
47							
	GRANTOR	GRANTEE	DOC	DATE	BOOK	PAGE	NOTE
49							
50	WEISS	WARREN	WD	5.28.10	2167	878	E. 1115'
51	WARREN	WARREN	WD	6.23.10	2170	1101	E. 1115'
52	WARREN	WARREN	WD	1.13.12	2255	1640	E. 1115'
53	WARREN	WARREN	WD	1.13.12	2255	1659	E. 1115'
54	KANE	KANE	WD	7.26.12	2288	1617	E. 1115'
55	FORD	EVERGREEN PIPE	CONT DEED	11.14.12	2306	1037	E. 1115'
56	FOX	WARREN	WD	4.9.13	2332	1188	E. 1115'
57	WARREN	MORGAN	WD	4.12.13	2332	1189	E. 1115'
58	KANE	LATIMER	WD	6.19.15	2450	1558	85' + SW 200 X 300
59	FORD	EVERGREEN PIPE	WD	11.14.12	2484	63	E. 1115'
60	EVERGREEN PIPE	EVERGREEN PIPE	WD	1.28.16	2484	64	E. 1115'
61	LATIMER	LATIMER	QCD	8.23.16	2513	1665	85' + SW 200 X 300
62	LATIMER	FLOYD	WD	12.6.16	2526	277	85' + SW 200 X 300
63	LATIMER	PARSONS	WD	1.28.20	2657	1648	85' + SW 200 X 300

20/42

Abstract of

Carpenter

Addition to Cheyenne, Wyoming

Block D. 174 acres

GRANTOR	Grant No.	GRANTEE	Character of Instrument	DATE OF INSTRUMENT			CONSIDERATION		LOT	DATE OF FILING			RECORD		ASSIGNED		RELEASED		DESCRIPTION AND REMARKS
				Month	Day	Year	Dollars	Cts.		Month	Day	Year	Book	Page	Book	Page	Book	Page	
Ed. Jacobson	1	J.P. Carpenter	Mont.	May	1	190	96	45	Lot B	July	14	1911	179	29					May 1915
Ed. Jacobson	2	Ed. Jacobson	Woods	May	1	40	1	0	"	July	17	1911	175	142					Under 1/2 2 <sup>nd</sup>
W.W. Lyons et al	3	Ed. Jacobson	"	Oct	8	1914	1	0	"	Jan	7	1916	181	352					do
W.W. Lyons et al	3	W.W. Lyons	Mont.	Nov	27	190	142	65	"	Jan	8	1916	181	340					do
Ed. Jacobson	4	W.W. Lyons	"	Apr	15	1916	216	60	"	May	6	1916	221	129					do
Ed. Jacobson	5	"	Woods	Jan	1	1918	1	0	"	June	1	1918	214	59					All of lot
Ed. Jacobson	6	Horse B. Palmer	"	May	28	1918	1	0	"	July	18	1918	214	128					W 1/2 2 <sup>nd</sup> 1/2 of lot B
Ed. Jacobson	7	Gold Steinfeld	Mont.	May	1	1919	6500	0	"	May	6	1919	217	410					See record
Ed. Jacobson	8	George W. Cape	Woods	Apr	12	1919	1	0	"	May	27	1919	215	20					W 1/2 51/2 ft of lot B
Ed. Jacobson	9	George W. Cape	Woods	Apr	12	1919	1	0	"	May	27	1919	216	155					do
Ed. Jacobson	10	Ed. Jacobson	Woods	Apr	5	1922	1	0	"	May	1	1922	218	504					All of lot except 2 acres
Ed. Jacobson	11	George W. Cape	Woods	Nov	21	1922	400	0	"	Nov	28	1922	221	115					W 1/2 51/2 ft lot B
Ed. Jacobson	12	J.C. Cameron	Woods	Oct	1	1924	1	0	"	Jan	10	1924	224	20					W 1/2 51/2 ft lot B
Ed. Jacobson	13	J.C. Cameron	Woods	Jan	1	1925	1	0	"	Jan	29	1925	258	351					
Ed. Jacobson	14	J.C. Cameron	Woods	Jan	23	1925	111	70	"	Jan	29	1925	262	272					Lot B except 1/2 140 ft
Ed. Jacobson	15	J.C. Cameron	Woods	May	31	1927	1	0	"	June	6	1927	271	472					all Block D except 7.140'
Ed. Jacobson	16	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					at Bank Street 7.140'
Ed. Jacobson	17	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	18	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	19	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	20	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	21	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	22	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	23	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	24	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	25	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	26	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	27	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	28	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	29	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	30	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	31	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	32	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	33	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	34	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	35	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	36	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	37	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	38	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	39	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	40	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	41	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	42	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	43	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					
Ed. Jacobson	44	Wicham K. Dufford	Woods	June	3	1927	1	0	"	June	22	1927	271	492					

225/20

147  
351  
? 258/357  
? 262/282

299/199

544/38  
588/221  
593/314

598/403



# Search Results Report

Lot = D AND Subdivision = CARPENTER AND Department = RECORDER

Laramie County

Tuesday, April 26, 2022 12:41 PM

Doc #	Recorded	Doc Date	Type	Book	Page	File #	Description
53201	1/11/1989 12:00 AM	1/10/1989	<u>DEED</u>	1269	519	✓	EVANS, ARLUS ETUX ARNOLD, HENRIETTA C
110761	12/3/1992 12:00 AM	11/17/1992	<u>RESOLUTION/ORDINANCE</u>	1333	730	✓	LARAMIE COUNTY COMMISSIONERS PUBLIC, TO THE
152415	10/19/1994 12:00 AM	10/14/1994	MORTGAGE	1385	1395		R T COMMUNICATIONS INC RURAL TELEPHONE FINANCE COOP
153368	11/4/1994 12:00 AM	10/25/1994	<u>DEED</u>	1387	624	✓	U S WEST COMMUNICATIONS INC R T COMMUNICATIONS INC
156542	1/17/1995 12:00 AM	12/15/1994	<u>DEED</u>	1391	443	✓	SOPPE, RODNEY P R T COMMUNICATIONS
188435	8/21/1996 12:00 AM	7/25/1996	MORTGAGE	1431	770		R T COMMUNICATIONS INC RURAL TELEPHONE FINANCE ETAL
189606	9/13/1996 12:00 AM	9/12/1996	<u>DEED</u>	1432	1770	✓	ARNOLD, HENRIETTA C LEMBITZ, LARRY J ETUX
192643	11/1/1996 12:00 AM	10/31/1996	<u>DEED</u>	1436	1420	✓	ARNOLD, HENRIETTA C SOPPE, RODNEY ETUX
212549	10/28/1997 12:00 AM	10/17/1997	MORTGAGE	1463	1572		R T COMMUNICATIONS INC RURAL TELEPHONE BANK ETAL
224910	5/13/1998 12:00 AM	5/8/1998	<u>EASEMENT</u>	1481	1081	✓	ARNOLD, HENRIETTA C CARPENTER WATER & SEWER DIST
224911	5/13/1998 12:00 AM	5/7/1998	<u>EASEMENT</u>	1481	1083	✓	SOPPE, RODNEY ETUX CARPENTER WATER & SEWER DIST
288144	1/30/2001 1:50 PM	1/18/2001	MORTGAGE	1577	84		R T COMMUNICATIONS INC RURAL TELEPHONE BANK ETAL
291669	3/29/2001 1:55 PM	11/5/1996	<u>EASEMENT</u>	1583	1799	✓	SOPPE, RODNEY RURAL ELECTRIC CO
326043	7/9/2002 12:33 PM	4/29/2002	MISCELLANEOUS DOC	1660	79		ARNOLD, HENRIETTA CAROLINE EST HENDRICKSON, FORREST J ETAL
326044	7/9/2002 12:33 PM	7/8/2002	<u>DEED</u>	1660	81	✓	ARNOLD, HENRIETTA CAROLINE EST HENDRICKSON, FORREST J ETUX

# Search Results Report

Lot = D AND Subdivision = CARPENTER AND Department = RECORDER

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Doc #	Recorded	Doc Date	Type	Book	Page	File #	Description
Grantor						Grantee	
326045	7/9/2002 12:33 PM	7/8/2002	MORTGAGE	1660	82		
	HENDRICKSON, FORREST J ETUX					AMERICAHOMEKEY INC ETAL	
344288	2/19/2003 10:51 AM	2/6/2003	MORTGAGE	1705	10		
	HENDRICKSON, FORREST J ETUX					FIRST CHEYENNE FCU	
347829	3/31/2003 12:49 PM	2/28/2003	MORTGAGE RELEASE	1713	491		
	OHIO SAVINGS BANK					HENDRICKSON, FORREST J ETAL	
427755	9/19/2005 3:40 PM	9/19/2005	MORTGAGE	1905	1397		
	WEISS, ROBERT L					MORTGAGE ELECTRONIC REGIST ETAL	
427754	9/19/2005 3:40 PM	9/19/2005	DEED	1905	1396		
	HENDRICKSON, FORREST J ETUX					WEISS, ROBERT L	
427756	9/19/2005 3:40 PM	9/19/2005	DEED	1905	1413		
	WEISS, ROBERT L					WEISS, ROBERT L ETUX	
428096	9/22/2005 3:24 PM	9/16/2005	MORTGAGE RELEASE	1906	799		
	MORTGAGE ELECTRONIC REGISTRAT					HENDRICKSON, FORREST J ETAL	
429932	10/13/2005 1:33 PM	10/12/2005	MORTGAGE RELEASE	1911	374		
	FIRST CHEYENNE FCU					HENDRICKSON, FORREST J ETUX	
440867	3/1/2006 12:08 PM	2/23/2006	MORTGAGE	1934	1186		
	WEISS, ROBERT L					WYHY FCU	
454507	8/14/2006 3:20 PM	8/11/2006	DEED	1964	799		
	SOPPE, RODNEY ETUX					KANE, LARRY G	
454508	8/14/2006 3:20 PM	8/11/2006	MORTGAGE	1964	801		
	KANE, LARRY G					AMERICAN HOME MORTGAGE ETAL	
509642	10/16/2008 11:34 AM	10/10/2008	POWER OF ATTORNEY	2079	1221		
	LEMBITZ, DIANA LEE					LEMBITZ, LARRY J	
509643	10/16/2008 11:34 AM	10/15/2008	DEED	2079	1223		
	LEMBITZ, LARRY J ETUX					FORD, DONNA MAE ETAL	
513106	12/18/2008 3:05 PM	12/17/2008	MISCELLANEOUS DOC	2087	796		
	WEISS, ROBERT L					IN RE WEISS, PATRICIA ESTATE	
522038	5/8/2009 1:42 PM	5/4/2009	MORTGAGE	2110	551		
	WEISS, ROBERT L					WESTERN VISTA FCU	



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Grantor							Grantee
522239	5/11/2009 3:13 PM	5/8/2009	MORTGAGE ASSIGNMENT	2110	1164		JPMORGAN CHASE BANK
							WESTERN VISTA FCU
522238	5/11/2009 3:13 PM	5/4/2009	MORTGAGE	2110	1146		WESTERN VISTA FCU
							WEISS, ROBERT L SR
522916	5/21/2009 11:23 AM	5/13/2009	MORTGAGE RELEASE	2112	938		WEISS, ROBERT L
							MORTGAGE ELECTRONIC REGISTRAT
523895	6/4/2009 12:47 PM	5/26/2009	MORTGAGE RELEASE	2115	1281		WEISS, ROBERT L
							WESTERN VISTA FCU
523896	6/4/2009 12:48 PM	5/29/2009	MORTGAGE	2115	1282		WESTERN VISTA FCU
							WEISS, ROBERT L
533827	11/9/2009 11:27 AM	11/9/2009	MORTGAGE RELEASE	2139	39		WEISS, ROBERT L
							WYHY FCU
546045	6/2/2010 3:36 PM	5/28/2010	MORTGAGE	2167	879		BANK OF AMERICA ETAL
							WARREN, TERRIE L
546044	6/2/2010 3:36 PM	5/28/2010	<u>DEED</u>	2167	878		WARREN, TERRIE L
							WEISS, ROBERT L
546848	6/16/2010 10:51 AM	6/3/2010	MORTGAGE RELEASE	2169	644		WEISS, ROBERT L
							WESTERN VISTA FCU
547408	6/24/2010 3:20 PM	6/23/2010	<u>DEED</u>	2170	1101		WARREN, TERRIE L ETAL
							WARREN, TERRIE L
547547	6/28/2010 1:04 PM	6/8/2010	MORTGAGE RELEASE	2171	67		WEISS, ROBERT L SR
							JPMORGAN CHASE BANK
549594	7/29/2010 11:55 AM	7/22/2010	MORTGAGE	2175	1495		WESTERN VISTA FCU
							FOX, AMY M ETAL
560764	1/7/2011 1:15 PM	1/7/2011	MORTGAGE	2202	792		RURAL UTILITIES SERV USDA ETAL
							R T COMMUNICATIONS INC
560767	1/7/2011 1:33 PM	12/15/2010	MORTGAGE	2202	812		RURAL TELEPHONE FINANCE COOP ET
							R T COMMUNICATIONS INC
562992	2/14/2011 1:52 PM	2/14/2011	MORTGAGE RELEASE	2207	1258		R T COMMUNICATIONS INC
							RURAL UTILITIES SERV USDA ETAL

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562993	2/14/2011 1:52 PM	2/14/2011	MORTGAGE	2207	1259		R T COMMUNICATIONS INC RURAL TELEPHONE BANK ETAL
583533	1/20/2012 3:21 PM	1/13/2012	MORTGAGE	2255	1639		WESTERN VISTA FCU WESTERN VISTA FCU
583534	1/20/2012 3:21 PM	1/13/2012	DEED	2255	1640	✓	FOX, AMY M ETAL WARREN, TERRIE L
583535	1/20/2012 3:21 PM	1/13/2012	MORTGAGE	2255	1641		WARREN, TERRIE L MORTGAGE ELECTRONIC REGIST ETAL
583536	1/20/2012 3:21 PM	1/13/2012	DEED	2255	1659	✓	WARREN, TERRIE L FOX, AMY M ETAL
584039	1/30/2012 11:55 AM	1/23/2012	MORTGAGE RELEASE	2257	433		MORTGAGE ELECTRONIC REGISTRAT WARREN, TERRIE L
596429	8/6/2012 2:46 PM	7/26/2012	DEED	2288	1617	✓	KANE, LARRY G KANE, LARRY G ETUX
596430	8/6/2012 2:46 PM	7/26/2012	MORTGAGE	2288	1619		KANE, LARRY G ETAL M & T BANK ETAL
598288	9/5/2012 9:52 AM	8/27/2012	MORTGAGE RELEASE	2293	47		MORTGAGE ELECTRONIC REGISTRAT KANE, LARRY G
603617	11/16/2012 3:13 PM	11/2/2012	POWER OF ATTORNEY	2306	1035		WHITED, RICHARD R FORD, DONNA MAE
603618	11/16/2012 3:13 PM	11/14/2012	DEED MISCELLANEOUS	2306	1037	✓	FORD, DONNA MAE ETAL EVERGREEN PIPELINE INC
613703	4/19/2013 2:41 PM	4/19/2013	MORTGAGE RELEASE	2332	1155		WESTERN VISTA FCU FOX, AMY M ETAL
613715	4/19/2013 3:15 PM	4/12/2013	DEED	2332	1189	✓	WARREN, TERRIE L MORGAN, CORY ETUX
613714	4/19/2013 3:15 PM	4/9/2013	DEED	2332	1188	✓	FOX, AMY M ETAL WARREN, TERRIE L
613716	4/19/2013 3:15 PM	4/18/2013	MORTGAGE	2332	1190		MORGAN, CORY ETUX WELLS FARGO BANK

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615462	5/14/2013 1:39 PM	5/1/2013	MORTGAGE RELEASE	2336	1260		
			MORTGAGE ELECTRONIC REGIST ETAL				WARREN, TERRIE L
663694	6/22/2015 2:49 PM	6/19/2015	DEED	2450	1558		✓
			KANE, LARRY G ETAL				COURT, SCOTT REAL ESTATE TRUST ETAL
666061	7/27/2015 12:13 PM	7/14/2015	MORTGAGE RELEASE	2456	49		
			MORTGAGE ELECTRONIC REGISTRAT				KANE, LARRY G ETAL
671793	10/16/2015 2:59 PM	10/16/2015	MISCELLANEOUS DOC	2469	652		
			PUCHEK, REBEKAH				PUBLIC, TO THE
677807	1/28/2016 2:24 PM	1/28/2016	DEED	2484	64		✓
			ALFRED, JOHN				EVERGREEN PIPELINE INC
677806	1/28/2016 2:24 PM	11/14/2012	DEED	2484	63		✓
			FORD, DONNA MAE ETAL				EVERGREEN PIPELINE INC
690840	8/23/2016 4:51 PM	8/23/2016	DEED	2513	1665		✓
			COURT, SCOTT REAL ESTATE TRUST				LATIMER, LESLIE
697700	12/7/2016 2:57 PM	12/6/2016	DEED	2526	277		✓
			LATIMER, LESLIE ETAL				FLOYD, MEGAN R
697701	12/7/2016 2:57 PM	12/6/2016	MORTGAGE	2526	279		
			FLOYD, MEGAN R				MORTGAGE ELECTRONIC REGIST ETAL
724967	2/9/2018 2:12 PM	1/17/2018	MORTGAGE	2574	1660		
			R T COMMUNICATIONS INC				COBANK ACB
752473	5/6/2019 1:32 PM	4/15/2019	MORTGAGE RELEASE	2620	994		
			RURAL UTILITIES SERVICE ETAL				R T COMMUNICATIONS
770670	1/31/2020 3:25 PM	1/28/2020	DEED	2657	1648		✓
			LATIMER, MEGAN R				PARSONS, DEE V ETUX
770671	1/31/2020 3:25 PM	1/30/2020	MORTGAGE	2657	1650		
			PARSONS, DEE V ETAL				MORTGAGE ELECTRONIC REGIST ETAL
773489	3/11/2020 3:13 PM	2/7/2020	MORTGAGE RELEASE	2663	689		
			MORTGAGE ELECTRONIC REGISTRAT				FLOYD, MEGAN R

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Doc #	Recorded	Doc Date	Type	Book	Page	File #	Description
Grantor			Grantee				

### Summary

<b>Total Documents:</b>	74
<b>Total Pages:</b>	400



# WARRANTY DEED

175/142

## WARRANTY DEED

THE STATE OF WYOMING,  
County of Laramie. } ss.

J. L. Carpenter  
Thomas M. Carpenter  
 TO  
Ed. Jackson

This Deed was filed for record at 9:55 o'clock  
A. M. on the 17 day of Aug  
 A. D. 1911, and duly recorded in Book 175 on Page 142  
H. D. Williams  
 County Clerk and Ex-Officio Register of Deeds.

By \_\_\_\_\_ Deputy.

**This Deed**, Made this 17th day of Aug in the year of our Lord One Thousand  
 Nine Hundred Eleven between J. L. Carpenter and Thomas M. Carpenter  
(the wife of J. L. Carpenter) County of Laramie, Wyoming  
 part of the first part, and  
Ed. Jackson of Laramie County, Wyoming  
 part of the second part:

WITNESSETH, That the said part of the first part, for and in consideration of the sum of Five Dollars and other real  
 and personal considerations to them in hand paid by the said part of the second part, the receipt whereof is hereby  
 confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and  
 convey unto said part of the second part, and unto his heirs and assigns, forever, all those piece or parcel  
 of land, situate, lying and being in the County of Laramie and State of Wyoming, and more particularly known and described as follows, to-wit:  
An undivided one third of all that portion of the South-west quarter (1/4) of Section 16 City  
and Township Section (17), Range Sixty-two (62) by one sixth of the depth of any of the  
Burlington and Wisconsin Survey as now established across said road, Excepting a  
plot of ground about five (5) acre square at the South-west corner of said land  
reserved for cemetery purposes  
The one undivided one third (1/3) interest in the flat land of Carpenter as  
herein conveyed and titled as shown in the records of Laramie County  
Wyoming, Beginning from the corner the premises be contained in said Carpenter  
Wyoming town Lot B; Lot Sixteen (16) of Block Six (6); Lot Nine (9) of Block Ten (10);  
Lot Eight (8) Town (7) Lot (12) Section (12) and Thirteen (13) of Block Eleven (11); Lots  
Thirteen (13) and Fourteen (14) of Block Twelve (12); Lot Sixteen (16) of Block Thirteen (13); and  
Lot Fifteen (15) and Sixteen (16) of Block Fifteen (15).  
 The transfer of the said undivided one third (1/3) interest in and to all of above  
 described lands by the said grantor to the said Ed. Jackson herein is made subject to  
 mineral reservations, as stated in warranty deed of Ed. Jackson, George Company  
and Mason Lusk Company, granted to John H. Baker, trustee said deed being dated  
April 13, 1912, and recorded on page No. 122 of Book No. 80, of the records of Laramie  
County, Wyoming

And the said part of the first part hereby expressly waive and release any and all right, benefit, privilege, advantage and exemption,  
 under and by virtue of any and all statutes of the State of Wyoming, providing for the exemption of homesteads from sale on execution or otherwise.

To HAVE AND TO HOLD the said above described premises unto the said part of the second part, his heirs and assigns,  
 forever; together with the privileges, hereditaments and appurtenances thereunto in anywise appertaining or belonging. And the said part of the  
 first part, for them heirs, executors and administrators, do covenant  
 and agree to and with the said part of the second part, his heirs and assigns, that at the ensembling and delivery of these presents  
they well seized in the said premises, in and of a good and indefeasible estate in fee simple.

And that they are free from all incumbrances whatsoever.

And that they have good and lawful right to sell and convey the same. And the said part of the first part will and  
their heirs, executors and administrators shall WARRANT AND DEPEND the same against all lawful claims and demands whatsoever.  
 And the said part of the first part, for them heirs, executors and administrators, do

LARAMIE COUNTY, WYOMING 175/142

covenant and agree to and with the <sup>said</sup> part <sup>of</sup> of the second part, <sup>his</sup> heirs and assigns, that the said part <sup>of</sup> of the second part, shall and may lawfully at all times hereafter, peaceably and quietly have, occupy, possess and enjoy the said premises hereby granted, or intended so to be, with the appurtenances, without the lawful hindrance or molestation of the part <sup>of</sup> of the first part, <sup>his</sup> heirs or assigns, or of any other person or persons whatsoever, by or with <sup>his</sup> or their consent, privity or procurement.

And the said <sup>Fannie M. Carpenter</sup> wife <sup>J. R. Carpenter</sup> of the said upon the consideration aforesaid, does hereby release and forever quit-claim unto said part <sup>of</sup> of the second part, <sup>his</sup> heirs and assigns, all <sup>her</sup> rights of dower and homestead in and to the above granted premises.

IN WITNESS WHEREOF, The said part <sup>of</sup> of the first part have <sup>hereto</sup> set <sup>his</sup> hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF <sup>L. E. Hoyle</sup> <sup>J. R. Carpenter</sup> [SEAL] <sup>Fannie M. Carpenter</sup> [SEAL] [SEAL] [SEAL]

THE STATE OF <sup>Wyoming</sup> COUNTY OF <sup>Laramie</sup> I, <sup>Marye Jones</sup> Notary Public in and for said County, in the <sup>State</sup> aforesaid, do hereby certify that said <sup>J. R. Carpenter</sup>

personally known to me as the person whose name <sup>is</sup> subscribed to the annexed deed, appeared before me this day in person and acknowledged that <sup>he</sup> signed, sealed and delivered said instrument of writing as <sup>his</sup> free and voluntary act,

and expressly waived and released all right, title or benefit of exemption under any and all Homestead Exemption Laws, so-called, of <sup>said</sup> State of Wyoming.

And I further certify that <sup>Fannie M. Carpenter</sup> wife <sup>J. R. Carpenter</sup> of the said by me first examined separate and apart from <sup>her</sup> said husband, in reference to the signing and acknowledging <sup>such</sup> deed, the nature and effect of <sup>said</sup> deed being explained to <sup>her</sup> by me, and that <sup>she</sup> being by me fully apprised of <sup>her</sup> right, and of the effect of signing and acknowledging <sup>said</sup> deed, did sign the same while so separate and apart from <sup>her</sup> said husband, and did then acknowledge that <sup>she</sup> freely and voluntarily signed and acknowledged the same for the uses and purposes therein set forth, and expressly waived and released all <sup>her</sup> rights and advantages under and by virtue of all laws of <sup>said</sup> State of Wyoming relating to the exemption of homesteads.

Given under <sup>my</sup> hand and <sup>notarial</sup> seal this <sup>6th</sup> day of <sup>May</sup>, A. D. 19<sup>11</sup>.



<sup>Marye Jones</sup> Notary Public in and for said County My commission expires on the <sup>11th</sup> day of <sup>May</sup>, 19<sup>11</sup>.

The S. A. Barrett Co. Printers and Binders, Cheyenne, Wyo.

WARRANTY DEED.

W. W. Lyons,  
Wilma L. Lyons

to

The Federal Land and Securities  
Company.

STATE OF Wyoming, )  
County of Laramie, ) ss. This Instrument was filed  
for record at 8:00 o'clock A. M., on the 7 day of  
Jan. A. D. 1916 and duly recorded in Book 194 on  
Page 358.

Harry W. Tupper  
County Clerk and Ex-Officio Register of Deeds.  
By \_\_\_\_\_ Deputy.

W. W. Lyons and Wilma L. Lyons (his wife) of Polk County, Iowa, grantors for and in consideration of One Dollar and other good and valuable consideration in hand paid, convey and warrant to THE FEDERAL LAND AND SECURITIES COMPANY (a corporation) of Des Moines, Iowa, grantee, the following described real estate, situate in the County of Laramie State of Wyoming, to-wit:

An undivided one-third (1/3) interest in all of Lot A; all of Lot C. except a strip thirty (30) feet wide along the westerly side thereof heretofore vacated for street purposes; all of Lots D, E, and F; all of blocks Number One (1), Number Two (2) and Number Three (3); all of Block Number Four (4) except Lots Number Fourteen (14), Number Fifteen (15) and Number Sixteen (16); all of Block Number Five (5); all of Block Number Six (6) except Lot Number Sixteen (16); all of Blocks Number Seven (7), Number Eight (8) and Number Nine (9); all of Block Number Eleven (11) except Lots Number Eight Eight (8), Number Nine (9), Number Ten (10) and Number Twelve (12); all of Block Number Twelve (12) except Lots Number Seventeen (17), Number Twenty one (21) and Number Twenty-two (22); all of Block Number Thirteen (13) except Lots Number One (1), Number Three (3) Number Fifteen (15), Number Sixteen (16) and Number Seventeen (17); all of Block Number Fourteen (14) except lot Number Sixteen (16); all of Block Number Fifteen (15) except Lots Number Seventeen (17), Number Eighteen (18), Number Nineteen (19) Number Twenty (20) and Number Twenty-one (21); all of Blocks Number Sixteen (16), Number Seventeen (17), Number Eighteen (18) and Number Nineteen (19) and all of Block Number Twenty (20) except Lot Number Eight (8), all included in the Official Plat of the Town of Carpenter,

Also an undivided one-third interest in all that portion of the South West Quarter (1/4) of Section Number Thirty-one (31), in Township Number Thirteen (13), Range Number Sixty-two (62) lying on the westerly side of the right-of-way of the Burlington and Missouri River Railroad as at present constructed across said land. Except a plat of ground four hundred twelve and one half feet north and south by four hundred twelve and one half feet east and west located at the southwest corner of said section and heretofore deeded for cemetery purposes.

And the said W. W. Lyons and Wilma L. Lyons (his wife) hereby covenant with the said THE FEDERAL LAND AND SECURITIES COMPANY that they are lawfully seized of said premises; that they are free from incumbrances, and 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 8th day of October, A. D. 1914.  
Signed, Sealed and Delivered in Presence of )  
E. E. Girton. )

W. W. Lyons (SEAL)  
(SEAL)  
Wilma L. Lyons (SEAL)  
(SEAL)

STATE OF I O W A ) ss.  
County of P O L K )

I, -----, a Notary Public in and for said County, in the State aforesaid, do hereby certify that said W. W. Lyons and Wilma L. Lyons (his wife) personally known to me as the persons whose names are subscribed to the annexed instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth, and expressly waived and released all right, title and benefit of exemption under any and all Homestead Exemption Laws so called, of said State of Wyoming.

And I further certify that Wilma L. Lyons wife of the said W. W. Lyons was by me first examined separate and apart from her said husband in reference to the signing and acknowledging deed, the nature and effect of said deed being explained to her by me, and that she being by me fully apprised of her right, and of the effect of signing and acknowledging said deed, did sign the same while so separate and apart from her said husband, and did then acknowledge that she freely and voluntarily signed and acknowledged the same for the uses and purposes therein set forth, and expressly waived and released all her rights and advantages under and by virtue of all laws of said State of Wyoming relating to the Exemption of Homesteads.

Given under my hand and Notarial seal, this 4th day of May, A. D. 1915.

(W. E. BARRETT NOTARIAL SEAL)  
(-----)  
IOWA

W. E. Barrett  
Notary Public.

My commission expires July 4, 1915.

\*\*\*\*\*





The S. A. Barrett Co., Printers and Bookbinders, Cheyenne, Wyo.

WARRANTY DEED

STATE OF WYOMING )  
:SS.  
COUNTY OF LARAMIE )

The Federal Land & Securities Company  
-To-  
Nora B. Palmer

This instrument was filed for record at  
10:30 o'clock A. M., on the 10 day of  
July, A. D. 1918 and duly recorded in  
Book 204 on Page 428.

Ida K. Graham  
County Clerk and Ex-Officio Register of  
Deeds.  
By-----Deputy.

THE FEDERAL LAND AND SECURITIES COMPANY (a corporation) of Polk County, Iowa, grantor,  
for and in consideration of One Dollar and other good and valuable considerations in hand paid  
conveys and warrants to Nora B. Palmer of Laramie County, Wyoming, grantee, the following  
described real estate, situate in the County of Laramie, State of Wyoming, to-wit:

The west one hundred forty and fifty-one one hundredths (140.51) feet of Lot D in the  
Town of Carpenter, Wyoming, according to the plat of said town as same appears in the office  
of the County Clerk of said Laramie County, Wyoming.

And the said THE FEDERAL LAND AND SECURITIES COMPANY hereby covenant with the said Nora  
B. Palmer that it is lawfully seized of said premises; that they are free from incumbrances,  
and it warrants the title thereto against the lawful claims of all persons whomsoever.  
It is provided, however, that as a partial consideration for making of this sale and conveyance  
of said premises, it is expressly understood and agreed between the parties hereto and the  
party of the second part hereby agrees to his heirs, successors and assigns, that no intoxicating  
liquors shall be sold or kept for sale on the above described premises; and this memorandum  
of agreement shall be sufficient notice to bind all subsequent purchasers of the said premises.  
In case of a violation of the above agreement, the said premises shall revert to the grantor  
herein, its successors or assigns.

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

Dated this the 28th day of May, A. D. 1918.

THE FEDERAL LAND AND SECURITIES COMPANY  
CORPORATE SEAL

Signed, Sealed and Delivered in Presence of

Maye J. Schuetz

State of Wyoming )  
:ss  
County of Laramie )

THE FEDERAL LAND AND SECURITIES COMPANY

By J. R. Carpenter (Seal)  
President  
Attest: C. S. Hyatt (Seal)  
Secretary

On this 28th day of May, A. D. 1918 before me appeared J. R. Carpenter to me personally  
known, who being by me duly sworn, did say that he is the President of THE FEDERAL LAND AND  
SECURITIES COMPANY and that the seal affixed to the said instrument is the corporate seal of  
said corporation and that said instrument was signed and sealed in behalf of said corporation  
by authority of its board of directors, and said J. R. Carpenter acknowledged said instrument  
to be his voluntary act and deed and the voluntary act and deed of said corporation.

Maye J. Schuetz  
Notary Public in and for said County.

Maye J. Schuetz  
Notary Public  
Laramie County, Wyoming.

My Commission expires December 11, 1921.

\*\*\*\*\*

# WARRANTY DEED

275/20

## WARRANTY DEED

*Nora B. Palmer*  
*Charles A. Palmer*  
 TO  
*George H. Case*

THE STATE OF WYOMING,  
 COUNTY OF LARAMIE, } ss.

This instrument was filed for record at *3:30* o'clock *P.* M.  
 on the *27* day of *May*, A. D. 191*9*  
 and duly recorded in Book 225, on page *20*.

*Joe P. Graham*  
 County Clerk and ex officio Register of Deeds

By \_\_\_\_\_ Deputy

*Nora B. Palmer and Charles A. Palmer, Her Husband*

grantor,  
 for and in consideration of *One dollar and other good and valuable considerations* DOLLARS in hand  
 paid, convey... and warrant... to *George H. Case, of Carpenter, Laramie County,*  
*Wyoming.*

grantor... the following described real estate, situate in the County of Laramie, State of Wyoming, to-wit:

*The west one hundred forty and fifty one one hundredths (140.51/100) feet of Lot D in the town of Carpenter Wyoming, according to plat of said town as same appears in the office of the County Clerk of said Laramie County, Wyoming. And the said Nora B. Palmer and Charles A. Palmer hereby covenant with the said George H. Case that he is lawfully seized of said premises and that they are free from incumbrances and they warrant the title thereto against the lawful claims of all persons whomsoever. It is provided however, that any partial consideration for making of this deed and conveyance of said premises, it is expressly understood and agreed between the parties hereto and the party of the second part of this deed for his heirs, executors and assigns that no intestate legation shall be paid or held for sale outside of said premises and this intention of agreement shall be sufficient notice to bind all subsequent purchasers of the said premises. In case of a violation of the above agreement, the said premises shall revert to the grantors. Given its full value or more and by releasing and retaining any and all rights under and by virtue of the Homestead Exemption Laws of the State.*

And the said \_\_\_\_\_ hereby covenant... with the said \_\_\_\_\_ that \_\_\_\_\_ lawfully seized of said premises; that they are free from incumbrances, and \_\_\_\_\_ 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 *12th* day of *April*, A. D. 191*9*

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

*E. H. Benedict*

*Nora B. Palmer* [SEAL]  
*Charles A. Palmer* [SEAL]  
 [SEAL]  
 [SEAL]

THE STATE OF *Wyoming* }  
 COUNTY OF *Laramie* } ss.  
 I, *E. H. Benedict*

*Notary public*

in and for said County, in the State aforesaid, do hereby certify that said *Nora B. Palmer and Charles A. Palmer* personally known to me as the persons whose names are subscribed to the annexed instrument, appeared before me this day in person and acknowledged that *they* signed, sealed and delivered said instrument of writing as *their* free and voluntary act

for the uses and purposes therein set forth, and expressly waived and released all right, title and benefit of exemption under any and all Homestead Exemption Laws, so-called, of said State of Wyoming.

And I further certify that \_\_\_\_\_ w. \_\_\_\_\_ of the said \_\_\_\_\_ v. \_\_\_\_\_ by me first examined separate and apart from \_\_\_\_\_ said husband... in reference to the signing and acknowledging such deed, the nature and effect of said deed being explained to \_\_\_\_\_ by me, and that \_\_\_\_\_ being by me fully apprised of \_\_\_\_\_ right..., and of the effect of signing and acknowledging said deed, did sign the same while so separate and apart from \_\_\_\_\_ said husband... and did then acknowledge that \_\_\_\_\_ freely and voluntarily signed and

acknowledged the same for the uses and purposes therein set forth, and expressly waived and released all \_\_\_\_\_ rights and advantages under and by virtue of all laws of said State of Wyoming relating to the exemption of homesteads.

Given under my hand and \_\_\_\_\_ seal this *12th* day of *April*, A. D. 191*9*

*E. H. Benedict*  
*Notary public*



My commission expires *7th day of April, 1920.*

228/544

38.26  
EXAMINED

No. 130951

# WARRANTY DEED

The S. A. Bond Co., Printers and Binders, Cheyenne

## WARRANTY DEED

Federal Land and Securities Company  
TO  
Federal Land Company

THE STATE OF WYOMING, } ss.  
COUNTY OF LARAMIE,

This instrument was filed for record at 4:45 o'clock P.M.  
on the 1 day of May, A. D. 1922  
and duly recorded in Book 228, on page 514

*J. R. Carpenter*  
County Clerk and ex-officio Register of Deeds

By \_\_\_\_\_ Deputy

The Federal Land & Securities Company an Iowa Corporation  
grantor...

for and in consideration of One Dollar and other valuable consideration DOLLARS in hand paid, convey... and warrant... to The Federal Land Company, a Wyoming Corporation of Cheyenne Wyoming.

grantee... the following described real estate, situate in the County of Laramie, State of Wyoming, to-wit:  
All of that portion of the Official Plat of the Town of Carpenter incorporated as follows:

All of Lot A containing 1.943 acres except two (2) acres deeded for school purposes; All of Lot C; All of Lot D containing 1.704 acres except with two acres sold to Palmer; That 18.32 acres of Lot E; all of Lot F containing 13.59 acres except the west one acre sold to E. A. Steake; and also except a certain tract beginning at a point on the south line of Lot F, 500 feet east of the S. corner of said lot F, thence running thence east along said south line thereof a distance of 400 feet, thence North to the north line of said lot F, a distance of 320 feet, thence west along the north line of said lot a distance of 400 feet, thence south a distance of 320 feet to the point of beginning. All of Block 1; all of Block 2; all of Block 4 except lots 14, 15 and 16; All of Block 5, excepting Lot 13; all of Block;

And the said... hereby covenant... with the said... that... lawfully seized of said premises; that they are free from incumbrances, and... 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 5<sup>th</sup> day of April, A. D. 1922

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*H. K. Jones*



*J. R. Carpenter* [SEAL]

*J. R. Carpenter* [SEAL]

*J. R. Carpenter* [SEAL]

THE STATE OF Wyoming }  
COUNTY OF Laramie

I, *J. R. Carpenter*, on this April 5<sup>th</sup> 1922 before me appeared *J. R. Carpenter* to me personally known and being by me duly sworn, who says that he is the President of Federal Land & Securities Co. and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said *J. R. Carpenter* acknowledged said instrument to be his voluntary act and deed; and the voluntary act and deed of said corporation... free and voluntary act...

for the uses and purposes therein set forth, and expressly waived and released all right, title and benefit of exemption under any and all Homestead Exemption Laws, so called, of said State of Wyoming.

And I further certify that... of the said... by me first examined separate and apart from... said husband... in reference to the signing and acknowledging such deed, the nature and effect of said deed being explained to... by me, and that... being by me fully apprised of... right... and of the effect of signing and acknowledging said deed, did sign the same while so separate and apart from... said husband... and did then acknowledge that... freely and voluntarily signed and acknowledged the same for the uses and purposes therein set forth, and expressly waived and released all... rights and advantages under and by virtue of all laws of said State of Wyoming relating to the exemption of homesteads.

Given under my hand and seal this... day of... A. D. 19...



*H. K. Jones*  
Notary Public

My commission expires June 6, 1923

\* Block 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. All of Block 1; all of Block 2; all of Block 4 except lots 14, 15 and 16; All of Block 5, excepting Lot 13; all of Block;

No consideration except assumption of indebtedness

Notarial Seal  
Ramsey County, Minn.

OWEN MORRIS  
Notary Public, Ramsey County,  
Minn.

My commission expires July 1st, 1927.

\*\*\*\*\*

PROOF READ<sup>3</sup>  
1 6 1 4 8 9  
e.p.

TREASURER'S DEED.

STATE OF WYOMING, }  
County of Laramie. } ss.

IRA L. HANNA  
Treasurer

This instrument was filed for record at  
4:00 o'clock P. M., on the 29 day of June,  
A. D. 1925, and duly recorded in Book 262  
on Page 282.

to

F. A. HECKEL

R. A. Grace

County Clerk & Ex-Officio Register of Deeds

By-----Deputy.

No. 221

KNOW ALL MEN BY THESE PRESENTS: That Whereas the following described real property,  
viz:

Lots 1 to 16 Block 1; Lots 1 to 16 Block 2; Lots 1 to 8 Block 4; Lots 1 to 8 and  
10 to 12 Block 5; lots 1 to 16 Block 7; lots 1 to 16 Block 8; lots 1 to 8 Blk. 18;  
lots 1 to 8 Blk. 19; Lots 2 to 7 Blk. 20; Lots 3-9-13-20-21 & 22 Blk. 18; lots 1-  
3-4-6-7-9-10-12-13 and 16 Blk. 16; lots 9-11-12-14-15-17-18-20-21-23 and 24 Blk. 9;  
lots 10-12-13-15-16-18-19-21-22 and 24 Blk. 10; lots 1 to 7-14-17-19-20-22 and 23  
Blk. 11; All block "C"; all block "D" except West 140 feet; all block "F" except 1  
acre; all block "A" except one acre in SE corner and except strip 400 feet by 280  
feet; Town of Carpenter

situated in the County of Laramie and State of Wyoming, was subject to taxation for the  
year A. D. 1919,

And Whereas the taxes assessed upon said real property for the year 1919 aforesaid  
remained due and unpaid at the date of such sale hereinafter named, and Whereas the Treas-  
urer and Collector of said county did on the Sixteenth day of June, A. D. 1920 by virtue  
of the authority vested by law, expose to public sale at the Court House (City and County  
Building) in the City of Cheyenne, in the county aforesaid, in substantial conformity with  
all the requisitions of the statute in such case made and provided, the real property above  
described, for the payment of the taxes, interests and costs then due, and remaining un-  
paid on the said property, and whereas at the time and place aforesaid F. A. Heckel of the  
County of Laramie and State of Wyoming, having offered to pay the sum of (\$118.20) One hun-  
dred eighteen & 20/100 Dollars; being the whole amount of taxes, interest and cost then due  
and remaining unpaid on said property for the year 1919 which was the least quantity bid for,  
and payment of said sum having been made by him then to the said Treasurer and Collector,  
the said property was stricken off to him then at that price;

And, Whereas, three years have elapsed since the date of said sale, and the said  
property has not been redeemed therefrom, as provided for by law;

Now, Therefore, I Ira L. Hanna, Treasurer of the County aforesaid, for and in consid-  
eration of the said sum to the Treasurer paid, as aforesaid, and by virtue of the statute  
in such case made and provided, have granted, bargained and sold, and by these presents do  
grant, bargain and sell unto the said F. A. Heckel his heirs and assigns, the real property  
last hereinbefore described, to have and to hold unto him the said F. A. Heckel his heirs  
and assigns forever, subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Ira L. Hanna, Treasurer as aforesaid, by virtue of the authority  
aforesaid, have hereunto subscribed my name on this 23rd day of June, A. D. 1925.

Witness: John Schuneman

Ira L. Hanna  
Treasurer Laramie County, State of  
Wyoming.

THE STATE OF WYOMING, }  
County of Laramie, } ss.

I, T. Joe Fisher, Clerk of the District Court of the First Judicial District in the  
State of Wyoming, do hereby certify that before me, personally appeared the above named  
Ira L. Hanna, Treasurer of said County, at the date of the execution of the above convey-  
ance, and known to me to be the identical person whose name is affixed to, and who execut-  
ed the above conveyance, as Treasurer of said County, and who acknowledges the execution of  
the same to be his voluntary act and deed, as Treasurer of said County, for the purpose  
therein expressed.

Given under my hand and official seal, this 23rd day of June A. D. 1925.

The District Court of  
Wyoming,  
First District  
Laramie County.

T. J. Fisher  
Clerk of the District Court of the First  
Judicial District of the State of  
Wyoming.

\*\*\*\*\*

# WARRANTY DEED

264/85

## WARRANTY DEED

*George H. Cave*

TO  
*S. G. Powers*  
*Receiver*

STATE OF WYOMING, }  
COUNTY OF LARAMIE, } ss.

This instrument was filed for record at *12* o'clock  
— M., on the *10* day of *Nov*  
A. D. 19*24*, and duly recorded in Book 264 on page *25*

*R. W. Grace*  
County Clerk and Ex-Officio Register of Deeds

By \_\_\_\_\_  
Deputy

*George H. Cave* a single person

for and in consideration of *One Dollar and other valuable consideration*  
in hand paid, convey and warrant to *S. G. Powers, Receiver of the*

*Bank of Carpenter*, grantees,  
the following described real estate, situate in the County of *Laramie* State of Wyoming,

to-wit: *One half one hundred forty and fifty one*  
*hundredths (1/2 x 51) feet of lot B in the*  
*town of Carpenter, Wyoming, according*  
*to the plat of said town as same*  
*appears in the office of the County*  
*Clerk of said Laramie County,*  
*Wyoming.*

*502*

*11/10/24*  
*S. G. P.*

And the said *George H. Cave* hereby covenant with  
the said *S. G. Powers* that *he is*  
lawfully seized of said premises; that they are free from incumbrances, and *has well* 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 *14th* day of *October* A. D. 19*24*.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

*S. A. Swainson*

*George H. Cave* [SEAL]

[SEAL]

[SEAL]

[SEAL]

THE STATE OF *Wyoming* }  
COUNTY OF *Laramie* } ss.

On this \_\_\_\_\_ day of *October*  
19*24*, before me personally appeared *George H. Cave*

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

My commission (term) expires on the *15th* day of *July*, 19*25*  
Given under my hand and official seal, this *10* day of *October*, 19*24*.

*S. A. Swainson*  
Notary Public



PROOF READ <sup>B.</sup>  
No. 182296  
M. M.

# WARRANTY DEED

276/472

## WARRANTY DEED

F A Nechel  
TO  
E. J. Jacobson

STATE OF WYOMING, }  
COUNTY OF LARAMIE, } ss.

This instrument was filed for record at 3:00 o'clock  
P. M., on the 6 day of June  
A. D. 1927, and duly recorded in Book 276 on page 472

H. A. Grace  
County Clerk and Ex-Officio Register of Deeds

By F A Nechel Deputy

F A Nechel of Cheyenne Wyoming, grantor.

for and in consideration of one dollar and other valuable considerations DOLLARS  
in hand paid; convey and warrants to

E. J. Jacobson of Cheyenne Wyoming, grantee,  
the following described real estate, situate in the County of Laramie State of Wyoming,

to-wit: all of Block "C" and all of Block "D" except the  
West one hundred forty (140) feet of said Block "D"  
in the Town of Cheyenne, County of Laramie and State  
of Wyoming, all said blocks are last shown and described  
in the official plat of said town, and also and of record  
in the files of the County Clerk and Ex-Officio Register  
of Deeds in and for said Laramie County and State of Wyoming.  
It is especially understood and agreed that the covenants  
of warranty herein expressed or implied shall be and the  
liability limited to the same in case of warranty against  
himself or encumbrances made or suffered by the grantor herein  
pursuant to the taxes for the year 1927 which said grantor  
refuses and agrees to pay.

Said premises did not now, nor ever have been possessed by said  
grantor or his household or by any member of his family  
And the said

grantor hereby covenant with  
the said grantee

that he warrant the title thereto  
lawfully seized of said premises; that they are free from incumbrances, and he 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 31st day of May A. D. 1927

SIGNED, SEALED AND DELIVERED IN PRESENCE OF  
F. A. Nechel [SEAL]  
Harold Kerrigan [SEAL]  
[SEAL]  
[SEAL]

THE STATE OF Wyoming }  
COUNTY OF Laramie } ss.  
On this 31st day of May  
1927, before me personally appeared

F A Nechel  
to me known to be the person described in and who executed the foregoing instrument  
and acknowledged that he executed the same as his free act  
and deed, including the release and waiver of the right of homestead, the said-wi-  
having been by me fully apprised of right and the effect of signing and  
acknowledging the said instrument.



My commission (term) expires on the 26th day of May, 1930.  
Given under my hand and Notary Seal, this 31st day of May, 1927.  
Harold Kerrigan  
Notary Public

PR 101 1810 m.c.  
No. 18,2900-  
C.P.

# WARRANTY DEED

276/495

## WARRANTY DEED

STATE OF WYOMING, } ss.  
COUNTY OF LARAMIE, }

E. J. Jacobson  
Ruth C. Jacobson  
TO  
William K. Proffitt  
Margaret C. Proffitt

This instrument was filed for record at 45 o'clock  
P. M., on the 22 day of June  
A. D. 1927, and duly recorded in Book 276 on page 495.  
R. A. Grace  
County Clerk and Ex-Officio Register of Deeds

By Deputy

E. J. Jacobson and Ruth C. Jacobson, husband and wife, of Cheyenne, Wyoming, grantor &  
for and in consideration of One Dollar and other valuable considerations  
in hand paid, convey and warrant to William K. Proffitt and Margaret C. Proffitt of Cheyenne, Wyoming, grantee &  
the following described real estate, situate in the County of Laramie State of Wyoming,

to-wit: all of Block "C" and all of Block "D" except the west one hundred forty feet of said Block "D" in the town of Cheyenne, County of Laramie and State of Wyoming, as said blocks are laid down and described on the official plat of said town on file and of record in the office of the County Clerk and Ex-Officio Register of Deeds of Laramie County, State of Wyoming.

It is especially understood and agreed that the covenants of Warranty herein expressed and implied shall be and are hereby limited to the single covenants of warranty against title encumbrances made or suffered by the grantor herein.

Subject to the taxes for the year 1927 which said grantee assumes and agrees to pay.

And the said grantor hereby covenant with the said grantee that they are lawfully seized of said premises; that they are free from incumbrances, and they 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 third day of June A. D. 1927.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF  
R. M. Lamont [SEAL]  
E. J. Jacobson [SEAL]  
Ruth C. Jacobson [SEAL]

THE STATE OF Wyoming } ss.  
COUNTY OF Laramie }  
1927, before me personally appeared E. J. Jacobson and Ruth C. Jacobson



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

My commission [term] expires on the fifth day of September, 1928.  
Given under my hand and notarial seal, this third day of June, 1927.  
R. M. Lamont  
Notary Public



nor shall it be occupied for the purpose of doing a liquor business.

And the said Victor W. Smith and Kathryn Smith, husband and wife, hereby covenant with the said John W. Cable that they are lawfully seized of the said premises; that they are free from encumbrance, except as herein set forth, and that in all other respects they warrant the title thereto against the lawful claims of all persons, whomsoever.

In Witness Whereof, the said Grantors have hereunto set their hands and seals this Twenty-third day of August, A. D. 1930.

Witness: Harry B. Henderson

Victor W. Smith  
Kathryn P. Smith.

THE STATE OF WYOMING, )  
                                  ) SS.  
COUNTY OF LARAMIE        )

On this 23rd day of August, A. D. 1930, before me appeared Victor W. Smith and Kathryn Smith, husband and wife, of the County of Laramie, State of Wyoming, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their free act and deed.

Given under my hand and Notarial seal this 23rd day of August, A. D. 1930.

My commission expires Aug. 7th, 1934.

MARY A. BROWN  
NOTARY PUBLIC  
LARAMIE COUNTY  
WYOMING.

Mary A. Brown  
Notary Public.

\*\*\*\*\*

PROOF READ *m.g.*

2 2 6 4 9 6

C.R.

RECEIVER'S DEED

THE STATE OF WYOMING )  
                                  ) SS.  
COUNTY OF LARAMIE        )

HIRAM HILL, Receiver  
to  
ARABELLA WARREN

This Instrument was filed for record at 3:40 o'clock P. M. on the 26 day of Aug., A. D. 1930 and duly recorded in Book 299 on page 199.

R. A. Grace.

County Clerk and Ex-Officio Register  
of Deeds.

By - - - - - Deputy.

RECEIVER'S DEED

THIS DEED made this 16th day of August, 1930, by and between Hiram Hill, the duly appointed, qualified and acting Receiver of the Bank of Carpenter, an insolvent banking institution organized under the laws of the State of Wyoming, as Vendor, and Arabella Warren, of Carpenter, Wyoming, as Vendee, WITNESSETH:

WHEREAS, the Bank of Carpenter in a proper proceeding was found to be insolvent by the District Court for Laramie County, Wyoming, and on the 9th day of February, 1928, the above named Hiram Hill, was appointed as Receiver of said bank, upon the resignation of said S. C. Powers, Receiver, and is now the duly appointed, properly qualified and acting Receiver, and

WHEREAS, on the 30th day of January, 1928, the Receiver filed in said Court a proper petition asking for leave to sell the premises hereinafter described and on the 31st day of January, 1928, said Court entered an order authorizing the sale of said premises.

NOW, THEREFORE, in consideration of the premises and in consideration of the sum of \$175.00 to him in hand paid, the receipt whereof is hereby acknowledged the said Vendor has bargained and sold, and by these presents does bargain and sell, unto the said Vendee all the right, title and interest of the Bank of Carpenter and all the right, title and interest of Hiram Hill, Receiver, in and to the following described lands situate in Laramie County, Wyoming, to-wit:

The West One Hundred Forty and 51/100 (140.51) feet of Lot D, Town of Carpenter, Laramie County, State of Wyoming.

TO HAVE AND TO HOLD unto the said Vendee her heirs and assigns forever.

IN WITNESS WHEREOF, the said Vendor has hereunto set his hand and seal the day and

341/420

No. 557895  
PROOF READ

# WARRANTY DEED

## WARRANTY DEED

STATE OF WYOMING } ss.  
COUNTY OF LARAMIE }

ARABELLA WARREN  
to  
HARRY E. WARREN

This instrument was filed for record at 11:50 o'clock  
A. M., on the 14 day of Jan.,  
A. D. 1932, and duly recorded in Book 341 on page 420

VERNER H. FRANSON  
County Clerk and Ex-officio Register of Deeds

By  
Arabella Warren, a widow of Carpenter Wyoming, Deputy

grantor  
for and in consideration of One Dollar and no/100 DOLLARS  
in hand paid, convey and warrant to Harry E. Warren

grantee  
the following described real estate, situate in the county of Laramie State of Wyoming, to-wit:  
West One Hundred Forty and 51/100 (140.51) feet of Lot  
D. Town of Carpenter, Laramie County, Wyoming, as  
said lot is laid down and described on the official  
plat on file and of record in the office of the  
County Clerk of Laramie County, Wyoming.

And the said Arabella Warren, a widow  
hereby covenant with  
the said Harry E. Warren  
that she is  
lawfully seized of said premises; that they are free from incumbrances, and she will warrant the title  
thereto against the lawful claims of all persons whomsoever, except Taxes of record.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption laws of this State.  
Dated this 14th day of January A. D. 1932.  
Signed, Sealed and Delivered in Presence of  
Arabella Warren [SEAL]  
H. Elizabeth Miller [SEAL]

THE STATE OF Wyoming } ss.  
County of Laramie }  
On this 14th day of January, 1932,  
before me personally appeared Arabella Warren, a widow



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

My commission (term) expires on the 27th day of October, 1932.  
Given under my hand and notarial seal, this 14th day of January, 1932.

M. Elizabeth Miller  
Notary Public

QUIT CLAIM DEED  
Printed and for sale by Pioneer Ptg. Co., Cheyenne

THIS INDENTURE, Made this 10th day of December in the year of our Lord One Thousand Nine Hundred Forty-six Between

Harry E. Warren and Emma K. Warren, husband and wife, parties of the first part, and Joe C. Warren party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of other valuable consideration and One DOLLARS, lawful money of the United States of America, to them in hand paid, by the said party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby confessed and acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim, unto the said party of the second part, and to his heirs and assigns forever, all that certain lot or parcel of land situated in Laramie County and the State of Wyoming, and bounded and particularly described as follows, to-wit:

NOMINAL CONSIDERATION  
OFFICE OF THE CLERK OF LARAMIE COUNTY WYOMING

West One Hundred Forty and 51/100 (140.51) feet of Lot D, Town of Carpenter, Laramie County, Wyoming, as said lot is laid down and described on the official plat on file and of record in the office of the County Clerk of Laramie County, Wyoming

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also the estate, right, title, interest, property, possessions, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the above described premises and every part and parcel thereof, with the appurtenances. TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part and his heirs and assigns FOREVER. Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption laws of this state.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set out hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

[Signature]

Harry E Warren [SEAL]  
Emma K Warren [SEAL]  
EMMA K. WARREN [SEAL]

CREWSE

JOE / WARREN and MILDRED G. WARREN, husband and wife,

grantors

for and in consideration of Seven hundred-- Dollars

in hand paid, convey and warrant to JOHN W. GRAY

grantee

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

to-wit: Fractional part of Lot A in the Town of Carpenter, Wyoming, described as follows:

Beginning at the SE corner of said lot A, running thence north along the east line of said Lot 280 feet; thence west 155.57 feet parallel to the south line of said lot, thence south 280 feet parallel to the east line of said lot to the south line thereof, thence east 155.57 feet to the point of beginning, and the West 140.51 feet of Lot D in the Town of Carpenter, Wyoming, together with the improvements thereon.



And the said Joe C. Warren and Mildred G. Warren hereby covenant with the said John W. Gray

that they are lawfully seized of said premises; that they are free from encumbrances, and they warrant the title thereto against the lawful claims of all persons whomsoever, except no exceptions.

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

Dated this, the 1st day of April, A. D. 1947

Signed, Sealed and Delivered in Presence of [Signatures] [SEAL] [SEAL] [SEAL]

MAY 14 1947

BOOK 438

WARRANTY DEED - Short Form

RECORDED

461901

AT

1130

O'CLOCK P.M.

Printed and for sale by Pioneer Printing Co.

RECEPTION No.

LESTER R. GOPY, Recorder

76

JOHN W. GRAY and MARY E. GRAY, husband and wife,

grantors

for and in consideration of One dollar and other good and valuable consideration Dollars in hand paid, convey and warrant to Densil O. Talkington

grantee

the following described real estate, situated in the County of Laramie, State of Wyoming, to-wit: The West 140.51 feet of Lot D in the Town of Carpenter, Laramie County, Wyoming



And the said John W. Gray and Mary E. Gray hereby covenant with the said Densil O. Talkington

that they are

lawfully seized of said premises; that they are free from encumbrances, and they warrant the title thereto against the lawful claims of all persons whomsoever, except no exceptions

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

Dated this, the 15th day of April, A. D. 1947

Signed, Sealed and Delivered in Presence of

Phelps White

John W. Gray  
Mary E. Gray

[SEAL]

[SEAL]

[SEAL]

[SEAL]

THE STATE OF Wyoming }  
COUNTY OF Laramie } ss.

On this 17th day of June, 1947, before me personally appeared James W. Stephen and Mary Catherine Stephen, husband and wife

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



My commission expires on the 5th day of May, 1950  
Given under my hand and seal, this 17th day of June, 1947

*Marshall Reynolds*  
UNITED STATES COMMISSIONER

RECORDED JUN 21 1947 AT 12:01 O'CLOCK P.M.  
WARRANTY DEED—Short Form 463813 Printed and for sale by Pioneer Printing Co.  
RECEPTION No: LESTER R. GOPP, Recorder

Densil O. Talkington and Ermina Talkington

grantor

for and in consideration of One dollar and other good and valuable considerations

in hand paid, conveyance and warrants to Harold C. Hermann and Nancy E. Hermann,

Husband and wife, not as joint tenants, but with

rights of survivorship, grantees

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

to-wit: The West 140.51 feet of Lot D in the Town of Carpenter, Laramie

County, Wyoming



And the said Densil O. Talkington and Ermina Talkington hereby covenant s with the said Harold G. Hermann and Nancy E. Hermann

that he is lawfully seized of said premises; that they are free from encumbrances, and he warrant s the title thereto against the lawful claims of all persons whomsoever, except no exceptions.

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

Dated this, the 9th day of June, A. D. 1947

Signed, Sealed and Delivered in Presence of

Ermina Talkington [SEAL]  
[SEAL]  
[SEAL]  
[SEAL]

THE STATE OF Colorado }  
COUNTY OF Weld } ss.

On this 9th day of June, 1947, before me personally appeared Densil O. Talkington and Ermina Talkington

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

My commission expires on the 10th day of May, 1952  
Given under my hand and notarial seal this 9th day of June, 1947



Russell W. Bassett  
Notary Public.

456/77

BOOK 456

RECORDED MAY 15 1963 AT 9:15 AM O'LOCK 77

No. 404

RECEPTION NO. 8254 LESTER R. GOPP, Recorder

KNOW ALL MEN BY THESE PRESENTS: That Whereas the following described real property, viz:

Carpenter  
1 Oil Block C  
All except 2.A. in Block C

situated in the County of Laramie and State of Wyoming, was subject to taxation for the year 56 A.D. 1956

And Whereas the taxes assessed upon said real property for the year... aforesaid, remained due and unpaid at the date of such sale hereinafter named, And Whereas the Treasurer of the said county did on the 23 day of September A.D. 57, by virtue of the authority vested by law, at the sale begun and publicly held on the 22 day of Sept, A.D. 1957, expose to public sale at the Court House (City and County Building) in the City of Cheyenne, in the county aforesaid, in substantial conformity with all the requirements of the statute in such case made and provided, the real property above described, for the payment of the taxes, interest and costs then due, and remaining unpaid on said property, and whereas at the time and place aforesaid Maurice Brown

of the County of Laramie and State of Wyoming, having offered to pay the sum of 7.00 dollars and 3/400 cents, being 12 dollars and 3/400 cents, being the whole amount of taxes, interest and costs then due and remaining unpaid on said property for the year 1956. Carpenter Oil Block C All except 2.A. in Block C

which was the least quantity bid for, and payment of said sum having been made by him to the said Treasurer, the said property was stricken off to him at that price;

And whereas the said Maurice Brown did, on the 17 day of September, A.D. 1958, duly assign the certificate of the sale of the property as aforesaid, and all his right, title and interest to said property, to Carpenter of the County of Laramie and State of Wyoming).

And, Whereas four years have elapsed since the date of said sale, and the said property has not been redeemed therefrom, as provided for by law:



Harold C. Hermann and Nancy E. Hermann

....., grantor.....  
for and in consideration of One dollar and other good and valuable consideration  
in hand paid, convey S and warrant S to R. L. Ritchey

....., grantee S,  
the following described real estate, situated in the County of Laramie, State of Wyoming,  
to-wit: The West 140.51 feet of Lot D in the town of Carpenter, Laramie  
County, Wyoming

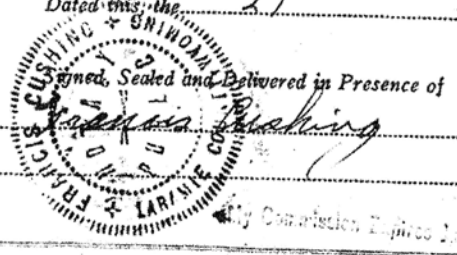


And the said Harold C. Hermann and Nancy E. Hermann hereby covenant with  
the said R. L. Ritchey

..... that he is  
lawfully seized of said premises; that they are free from encumbrances, and he warrant S the  
title thereto against the lawful claims of all persons whomsoever, except no exceptions.

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

Dated this 21 day of December, A. D. 1949



Harold C. Hermann [SEAL]  
Nancy E. Hermann [SEAL]  
[SEAL]  
[SEAL]

544/38

WARRANTY DEED—Short Form

RECORDED JAN 6 1954 AT 216 O'CLOCK P.M.

RECEPTION No. 657995 LESTER K. GOPP, Recorder

38

BOOK 544

R. L. Ritchey and Irma B Ritchey

for and in consideration of One dollar and other good and valuable considerations Dollars in hand paid, convey and warrant to C. R. Osborn

the following described real estate, situated in the County of Laramie State of Wyoming, to-wit: The West 140.51 feet of Lot D in the town of Carpenter, Laramie County, Wyoming



And the said R. L. Ritchey and Irma B Ritchey hereby covenant with the said C. R. Osborn

that he is lawfully seized of said premises; that they are free from encumbrances, and he warrant the title thereto against the lawful claims of all persons whomsoever, except no exceptions

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

Dated this, the first day of December, A. D. 19 53

Signed, Sealed and Delivered in Presence of

R. L. Ritchey [SEAL]

Irma B Ritchey [SEAL]

[SEAL]

[SEAL]

588/221

BOOK 588

RECORDED JAN 3 1956 AT 10:59 A.M. CLOCK

RECEPTION N. 737225 LESTER R. GOPP, Recorder

221

# OPTION FOR PURCHASE OF REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS that C. R. Osborne

of Carpenter County of Laramie State of Wyoming

(hereinafter called the party of the first part, whether one or more), in consideration of the sum of Twenty Five -----DOLLARS

(\$25.00), and other good and valuable considerations paid by THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation (hereinafter called the party of the second part), receipt of which is hereby acknowledged, do hereby give and grant unto the party of the second part an OPTION to purchase the following described property situate, lying

and being in the City (Town) of Carpenter, County of Laramie

State of Wyoming, to wit: Southwest corner of west 140.51 of lot D consisting of plot of ground 50' x 50' after all setbacks.

upon the following terms and conditions:

1. Said option shall continue until and including the 31st day of March, 1956 subject to the exceptions as hereinafter provided.

2. The total purchase price for said property, including the improvements thereon and appurtenances thereto, shall be Two Hundred Ten and no/100 -----DOLLARS (\$210.00).

3. The party of the first part agrees within <sup>see note</sup> below days after the execution of this option to furnish the party of the second part with an abstract of title, continued and certified to date, the last certificate of which shall be issued to the party of the second part, and shall certify to the correctness and accuracy of every entry in the abstract, showing the fee simple title free and clear of liens, encumbrances and objections to said property vested in the party of the first part, except (here state existing encumbrances, if any) (None).

Failure to furnish the abstract of title within the time aforesaid may be treated by the party of the second part as default hereunder, or as an extension of the option period equal to the delay in furnishing the abstract.

Abstract delivered December 22, 1955 for inspection. To be continued and certified to date by March 31, 1956.

593/314

314

RECORDED MAR 15 1956 AT 1042  
RECEPTION No. 745287  
LISTER R. COOP, Recorder

BOOK 593

**Treasurer Laramie County**  
City and County Building  
CHEYENNE, WYOMING

JOHN F. NOYES  
Treasurer

LILLIAN J. COLE  
Deputy

The State of Wyoming } ss  
County of Laramie }

TO WHOM IT MAY CONCERN:

I, John F. Noyes, Treasurer of Laramie County, Wyoming, do depose, and say that upon examination of the Tax Rolls of Laramie County, Wyoming, I find that the property described as Blocks \*\*\*C-D-E-F. \*\*\* (with other property) Carpenter, Wyoming. Were assessed in the name of Federal Land & Securities Company and were sold to F. A. Heckle on Certificate of Purchase #104. Amount paid to County Treasurer \$118.20.

The West 140' of Lot D, redeemed by Laramie County on March 5, 1925 for \$18.32, redemption price paid to F. A. Heckle on March 5, 1925. Treasurer's receipt #1872.

Treasurer's Deed issued to F. A. Heckle #221 on June 23, 1925 on all other properties excepting the West 140' of Lot D.

*John F. Noyes*  
John F. Noyes, County Treasurer

Dated at Cheyenne, Wyoming, this 16 day of February 1956.

Subscribed and sworn to before me this 16th day of February, 1956.



My Commission expires 3-2-59

*Dorothy M. Amati*  
Notary Public

BOOK 593

315

MAR 15 1956 1042 AM  
RECORDED AT OCTOON  
RECEPTION No. 745288 LESTER R. GUNN, Recorder

TO WHOM IT MAY CONCERN:

I, Roy E. Kane, Deputy County Assessor of Laramie County, do affirm that I have known for approximately thirty years, Joe G. Warren, referred to in the quit claim deed dated December 10, 1946, and recorded December 18, 1946, in Book 430, pages 397 and 398 of the Laramie County Records. This person is one and the same as the Joe Crewse Warren referred to in the warranty deed dated April 1, 1947, and recorded April 16, 1947, in Book 436, pages 325 and 326 of the Laramie County Records.

Roy E. Kane

In the City of Cheyenne of Laramie County, State of Wyoming,  
Sworn to and signed before me this 14 day of March, 1956.



Lester R. Gunn  
Notary Public  
My Commission Expires June 10, 1956

598/403

APR 26 1956 AT 958 REC'D 403  
RECEPTION NO. 749858

WARRANTY DEED

C. R. OSBORN and DORA E. OSBORN, husband and wife, grantors, of the County of Laramie and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to The Mountain States Telephone and Telegraph Company, grantees, a Colorado corporation, the following described real estate situate in the County of Laramie, State of Wyoming:

A tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows: Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of county road #78, thence North 89° 41.5' East along the North line of county road #78 a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89° 41.5' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of said state.

Dated this 2 day of April, A.D. 1956.

\_\_\_\_\_  
C. R. Osborn

\_\_\_\_\_  
Dora E. Osborn



STATE OF WYOMING )  
                          ) SS  
COUNTY OF LARAMIE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 1956, before me personally appeared C. R. Osborn and Dora E. Osborn, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.



Witness my hand and official seal.

My commission expires: My Commission Expires March 1958

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

808/562

562  
THE STATE OF WYOMING,  
County of Laramie,

RECORDED FEB 18 1965 AT 8:37 921 O'CLOCK  
ss. RECEPTION NO. 61873 LESTER E. GOPP, Recorder

BOOK 808

IN THE DISTRICT COURT  
FIRST JUDICIAL DISTRICT

C. R. OSBORN, Plaintiff,  
vs.  
LLOYD DUNBAR, Defendant.

Docket 57 No. 597

WRIT OF ATTACHMENT

TO THE SHERIFF OF LARAMIE COUNTY, GREETING:

WHEREAS, C. R. Osborn, plaintiff,  
has complained to Cleo L. Hunter, Clerk of the District Court of the First Judicial District, in and for the County of Laramie, that the above named defendant is justly indebted to the above named plaintiff to the amount of Three Thousand Seven Hundred (\$3,700.00) Dollars  
And oath having been made that the said defendant is about to convert his property or part thereof into money for the use of placing it beyond the reach of his creditors or is about to dispose of his property or a part thereof with the intent to defraud his creditors, which property is described as, All of Block D, Town of Carpenter, Laramie County, Wyoming,  
and said plaintiff... having given bond and security according to law.

YOU ARE, THEREFORE, COMMANDED to attach the lands, tenements, goods, chattels, stocks or interests in stocks, rights, credits, moneys and effects of said defendant within your county, not exempt by law from being applied to the payment of plaintiff's claim or so much thereof as will satisfy the plaintiff's claim of Three Thousand Seven Hundred (\$3,700.00) Dollars and the probable costs of this action, and so to provide that the same may be liable to further proceedings according to law.

WITNESS CLEO L. HUNTER, Clerk of said Court, and the Seal thereof, at Cheyenne, this 17 day of February, 19 65

Cleo L. Hunter  
Clerk of the District Court

By David Hacker  
Deputy

THE STATE OF WYOMING,  
County of Laramie,

I HEREBY CERTIFY that I received the within Writ of Attachment on the day of February, 19 65, at o'clock, M., and served the same in the County aforesaid, on the day of February, 19 65, by delivering a certified copy thereof personally to

Harold J. ...  
Sheriff, Laramie County, Wyoming





822/34

WARRANTY DEED—Short Form RECORD FILED SEP 10 1965 9:59 AM CHEYENNE

34

RECEPTION NO. 78562 LESTER R. GOPP, Recorder

BOOK 822

Lloyd Dunbar and Althea Dunbar, husband and wife,

grantor.s for and in consideration of Ten Dollars and other Valuable Consideration in hand paid, convey and warrant to C. R. Osborn

grantee the following described real estate, situated in the County of Laramie State of Wyoming, to-wit: All of Block D, Town of Carpenter, Laramie County, Wyoming.

Nominal Consideration

And the said grantors hereby covenant with the said grantee that they are lawfully seized of said premises; that they are free from encumbrances, and they 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 31st day of August, A. D. 1965

Signed, Sealed and Delivered in Presence of Althea Dunbar [SEAL]

Lloyd Dunbar [SEAL]

[SEAL]

[SEAL]

WARRANTY DEED—Short Form  
218

RECORDED MAY 10 1967 AT 11:44 O'CLOCK AM

BOOK 852 / 218

RECEPTION NO. 121282 JOHN B. HUISMAN, Recorder

C. R. Osborn and Mora E. Osborn Husband and Wife

grantor  
for and in consideration of \$13,000.00 Dollars  
in hand paid, convey and warrant to Ward Evans and Gertrude E. Evans, Husband and Wife

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

to-wit: All of Block D, Town of Carpenter Wyoming  
except a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, and more particularly described as follows: Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road No. 78, thence North 89° 41.5' East along the North line of County Road No. 78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89° 41.5' West, a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning, in the Town of Carpenter, Laramie County, Wyoming.



And the said Grantors hereby covenant with the said Grantees that They lawfully seized of said premises; that they are free from encumbrances, and They 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 2 day of May, A. D. 1967

Signed, Sealed and Delivered in Presence of  
C. R. Osborn [SEAL]  
Mora E. Osborn [SEAL]  
[SEAL]  
[SEAL]



1064/492

RECORDED MAY 13 1976 11 16 O'CLOCK A.M.

396224

RECEIPT NO. JANET C. WHITEHEAD, Recorder

WARRANTY DEED

Ward Evans a single man

Photographed

Indexed

Posted

Assessor

grantor of Carpenter, Wyoming County, and State of for and in consideration of \$10.00 and other considerations DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO George and Lillian Sodpe Carpenter Wyoming 92054

grantee of Laramie County and State of Wyoming 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:

A plot 300 x 200 feet in SW corner of Block D, containing 1 1/3 acres more or less in Town of Carpenter, Wyoming, Laramie County. Beginning at SW corner of Block D, then 200 feet East, then 300 feet north, then 200 feet West then 300 Feet South to SW corner, the point of Beginning.

WITNESS My hand this 24 day of APRIL 1976 Ward Evans

State of Wyoming County of Laramie ss.

The foregoing instrument was acknowledged before me by WARD EVANS this 23rd day of April 1976

Witness my hand and official seal.

Reuben Anderson Signature

Title of Officer



BOOK 1064

492

1095/459

RECORDED APR 15 1977 AT 11:30 O'CLOCK A.M.

Photographed \_\_\_\_\_

Reception No. 434722 JANET C. WHITEHEAD, Recorder

Indexed \_\_\_\_\_

WARRANTY DEED

Permit \_\_\_\_\_

Ward Evans a single man

Assessor \_\_\_\_\_

grantor of Laramie County, and State of Wyoming, for and in consideration of \$10.00 and other considerations

DOLLARS

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

Arlus W. & Ida E. Evans

grantee of Laramie County and State of Wyoming

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 of Block D in Carpenter, Wyoming with the exception of an acreage 200 by 300 feet in SW corner deeded to George & Lillian Soppe.

WITNESS hand this 23 day of April, 1976

Hand Evans

State of Wyoming County of Laramie ss.

The foregoing instrument was acknowledged before me by Ward Evans

this 23rd day of April, 1976

my hand and official seal.



Expires: June 20 78

Rebecca Anderson Signature

Title of Officer

BOOK 1095

459

RECORDED JUL 23 1982 4:40 O'CLOCK P.M.  
665094

Photographed \_\_\_\_\_  
Indexed \_\_\_\_\_  
Posted \_\_\_\_\_  
Assessor MM

STATE OF WYOMING  
COUNTY OF LARAMIE )

Reception No. JAMES C. WHITEHEAD, Recorder  
) SS. **FILED**

JUL 15 1982

IN THE DISTRICT COURT  
FIRST JUDICIAL DISTRICT

**GERRIE E. BISHOP**  
CLERK DISTRICT COURT

IN THE MATTER OF THE ESTATE )  
OF )  
GEORGE EDWARD SOPPE, )  
Deceased. )

Probate No. 29-92

FINAL DECREE OF DISTRIBUTION

The Final Report and Petition for Distribution filed herein by the Personal Representatives, Rodney P. Soppe and Leola Bauman, having come before the Court and the Court having examined said Final Report finds as follows:

1. That the deceased died in Cheyenne, Laramie County, Wyoming on September 14, 1981.
2. That the deceased left no Last Will and Testament.
3. That an intestate Probate for this Estate was opened on December 1, 1981, and the Personal Representatives qualified in the time and manner required by law on the same date.
4. That the Notice of Creditors was published in the Wyoming Eagle on December 10, 17, and 24, 1981. Proof thereof is on file herein.
5. That the Final Report, Accounting and Peition for Distribution was filed with the Court on or about July 12, 1982.
6. That the Estate has now been opened for the minimum time perscribed by law, and it is proper and appropriate that the Estate now be closed.
7. That there is on file herein Certificates showing that the Inheritance Tax due to the State of Wyoming has been paid.
8. That there is on file herein a copy of the U.S. Estate Tax Return which shows that no Estate Tax is due.
9. That the Heirs at law of the deceased are as follows:  
Rodney P. Soppe, Carpenter, Wyoming.  
Leola Bauman, Carpenter, Wyoming.
10. That all Creditor's Claims have been properly approved and paid by the Personal Representatives for the Estate.

1169/1407  
1113

11. That it is proper that all of the acts of the Personal Representatives in the administration be ratified, confirmed and approved, and the Court being fully advised in the premises:

IT IS HEREBY ORDERED:

1. That all of the acts of the Personal Representatives in the administration of the Estate be ratified, confirmed and approved.

2. That the real property of the Estate herein after more particularly described, be, and the same is hereby distributed to the above named Heirs as tenants in common in equal shares of one-half each:

A plot 300 x 200 feet in SW corner of Block D, containing 1 1/3 acres more or less in Town of Carpenter, Wyoming, Laramie County. Beginning at SW corner of Block D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to SW corner, the point of beginning.

3. That all of the assets of the Estate in the form of cash be distributed in equal portions of one-half each to the above named Heirs.

4. That all tools, farm equipment, and household goods will be equally divided and distributed to the above named Heirs.

5. That the following motor vehicles are hereby distributed to Leola Bauman:  
1970 Oldsmobile Ninety-Eight VIN 384570M238464  
1956 One-Half Ton Ford Pickup VIN F10V6P16354

6. That the following motor vehicles are hereby distributed to Rodney P. Soppe:  
1960 Ton Chevy Pickup VIN C653K 122793  
1970 One-Half Ton Chevy Pickup VIN CF140J137246  
1979 One-Half Ton Ford Pickup VIN F15HCDK2342

7. That the Personal Representatives shall file herein a Supplemental Report showing compliance with all the terms and conditions of this Final Degree of Distribution.

DATED THIS 13 day of July, 1982.

*[Handwritten Signature]*  
District Judge

STATE OF WYOMING COUNTY OF LARAMIE SS: CERTIFICATE

I Gerrie E. Bishop, Clerk of the District Court for and for Laramie County, Wyoming, do hereby certify that the within and foregoing is a full true and correct copy of the original thereof as the same appears on the or of record in my office and that the same is in full force and effect as of this date. Witness my hand and seal of said court this \_\_\_\_\_ day of \_\_\_\_\_ 1982.

*[Handwritten Signature]*  
GERRIE E. BISHOP  
Clerk of District Court  
*[Seal]*

1169/1407

Photographed \_\_\_\_\_  
Indexed DU  
Posted DU  
Assessor mm

RECORDED JUL 28 1982 10<sup>10</sup> O'CLOCK A.M.  
665552  
Reception No. JANET C. WHITEHEAD, Recorder  
) SS.

STATE OF WYOMING  
COUNTY OF LARAMIE )

IN THE DISTRICT COURT  
FIRST JUDICIAL DISTRICT

AFFIDAVIT

I, Rodney P. Soppe, being of lawful age and duly sworn upon oath,  
depose and state:

- 1. That Lillian Soppe died on December 14, 1979.
- 2. That Lillian Soppe was the owner of an Estate by the Entireties

which is described as follows:

A plot 300 x 200 feet in SW corner of Block D,  
containing 1 1/3 acres more or less in Town of  
Carpenter, Wyoming, Laramie County. Beginning  
at SW corner of Block D, then 200 feet East,  
then 300 feet North, then 200 feet West, then  
300 feet South to SW corner, the point of  
beginning.

- 3. The above-described Estate by the Entireties vested on April 23,  
1976 by Warranty Deed which was recorded in Book 1064, page 492.
- 4. A certified copy of Lillian Soppe's Death Certificate is attached  
hereto.
- 5. I certify that Lillian Soppe died on December 14, 1979 and that  
her death terminated her interest in the above-described property.

FURTHER AFFIANCE SAYETH NOT.

Rodney P. Soppe  
Rodney P. Soppe

Subscribed and sworn to before me, a Notary Public, by Rodney P.  
Soppe, this 26 day of July, 1982.



Esther L. Noyer  
Notary Public



1169/1408

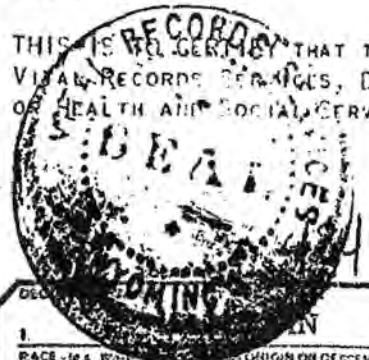
IF THIS COPY DOES NOT BEAR A RAISED SEAL AND THE SIGNATURE OF THE DEPUTY STATE REGISTRAR IS NOT IN RED, THIS IS NOT AN OFFICIAL CERTIFIED COPY.

*L. J. Cohen, M.D.*

LAWRENCE J. COHEN, M. D.  
STATE REGISTRAR

DATE ISSUED **NOV 19 1981**  
BY *Richard O. Lane*  
DEPUTY STATE REGISTRAR  
VITAL RECORDS SERVICES

THIS IS TO CERTIFY THAT THIS REPRODUCTION IS A TRUE COPY OF A RECORD ON FILE IN VITAL RECORDS SERVICES, DIVISION OF HEALTH AND MEDICAL SERVICES, WYOMING DEPARTMENT OF HEALTH AND SOCIAL SERVICES, CHEYENNE, WYOMING.



STATE OF WYOMING  
DIVISION OF HEALTH AND MEDICAL SERVICES  
CERTIFICATE OF DEATH 1979 2798

TYPE OR PRINT IN PERMANENT INK FOR INSTRUCTIONS SEE REVERSE SIDE

1. NAME: MARGARET SOPPE		SEX: Female	DATE OF DEATH (Mo., Day, Yr.): December 14, 1979
2. RACE: White	3. ORIGIN OR DESCENT: American	AGE - Last Birthday: 67	DATE OF BIRTH (Mo., Day, Yr.): April 26, 1912
4. PLACE OF DEATH: De Paul Hospital	5. INPATIENT	6. CITY, TOWN OR LOCATION OF DEATH: Cheyenne	7. COUNTY OF DEATH: Laramie
8. STATE OF BIRTH: Nebraska	9. CITIZENSHIP: USA	10. MARRIAGE STATUS: Married	11. SURVIVING SPOUSE: George Soppe
12. SOCIAL SECURITY NUMBER: 523-30-7208	13. USUAL OCCUPATION: Housewife	14. KIND OF BUSINESS OR INDUSTRY: Own Home	15. RESIDENCE - STATE: Wyoming
16. COUNTY: Laramie	17. CITY, TOWN OR LOCATION: Carpenter	18. STREET AND NUMBER: None	19. INSIDE CITY LIMITS: No
20. FATHER NAME: Theodore Schwynoch	21. MOTHER MAIDEN NAME: Fannie Hort	22. MAILING ADDRESS: Carpenter, Wy. 82054	23. STATE: WY
24. BURIAL: Burial	25. DATE: 12/18/79	26. CEMETERY OR CREMATORY: Memorial Gardens	27. LOCATION: Cheyenne, Wyoming
28. FUNERAL SERVICE LICENSE: 232	29. NAME OF FACILITY: Wiederspahn Chapel	30. ADDRESS OF FACILITY: 1900 E. 19th St.	31. CITY, TOWN OR STATE: Cheyenne, WY 82001
32. DATE SIGNED: 12-17-79	33. HOUR OF DEATH: 5:30 P.M.	34. DATE SIGNED: 12-21-79	35. HOUR OF DEATH: 11:00
36. NAME AND ADDRESS OF CERTIFYING PHYSICIAN OR CORONER: James E. Stoetzel, M.D., 4th & Elm, Pine Bluffs, WY 82082	37. NAME AND ADDRESS OF REGISTRAR: <i>Richard O. Lane</i>	38. DATE RECEIVED BY REGISTRAR: 12-21-79	39. CAUSE OF DEATH: Cardiac arrest
40. IMMEDIATE CAUSE: Severe aortic stenosis		41. INTERMEDIATE CAUSE: Severe chronic obstructive lung disease	
42. OTHER SIGNIFICANT CONDITIONS		43. AUTOPSY: No	44. WAS CASE REFERRED TO CORONER: No
45. PLACE OF BIRTH: Nebraska	46. PLACE OF DEATH: Cheyenne	47. LOCATION: Carpenter	48. STREET OR R.F.D. NO: None
49. CITY OR TOWN: Cheyenne	50. STATE: WY	51. COUNTY: Laramie	52. ZIP CODE: 82054

CONDITIONS IN ANY CASE MUST BE STATED UNDER CAUSE LAST

REC-101 BOOK 1169

1408

QUITCLAIM DEED

RECORDED NOV 1 1982 T. 2:5 O'CLOCK P.M.

675730

Reception No. JANET C. WHITEHEAD, Recorder

QUITCLAIM DEED

Photographed [initials]  
Indexed [initials]  
Posted [initials]  
Assessor [initials]

1173/879

KNOW ALL MEN BY THESE PRESENTS, That Leola Bauman

of the County of Laramie State of Wyoming  
in consideration of the sum of  
Ten Dollars and other good and valuable consideration  
to her in hand paid by Rodney P. Soppe

the receipt 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 the said Rodney P. Soppe and his

heirs and assigns, 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, to-wit:

A plot 300 x 200 feet in SW Corner of Block D,  
containing 1 1/3 acres more or less in Town  
of Carpenter, Wyoming, Laramie County. Beginning  
at SW corner of Block D, then 200 feet East,  
then 300 feet North, then 200 feet West, then  
300 feet South to SW corner, 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 the said Rodney P. Soppe and his  
heirs and assigns, to his and their own proper use and behoof forever. So that neither Leola Bauman  
nor any other person in her name or behalf, or either of us or any other person in our or either of our  
names or behalf shall or will hereafter claim or demand any right or title to the premises or any part there-  
of, 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 First day of November A. D., 1982

Signed, sealed and delivered in the presence of:  
Leola Bauman (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

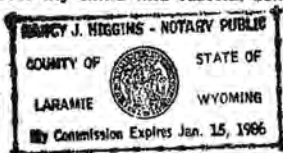
ACKNOWLEDGMENT

State of Wyoming }  
County of Laramie } ss.

The foregoing instrument was acknowledged before me this 1st day of November, 1982

Witness my hand and official seal.

BOOK 1173



Nancy J. Higgins  
Notary Public Title of Officer

My Commission Expires: 879

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Arlus Evans and Ida Evans,  
husband and wife, grantor 8,  
of Laramie County, State of Wyoming for and in consideration of the sum of  
\$10.00 and other considerations DOLLARS  
in hand paid, the receipt whereof is hereby acknowledged and confessed, do hereby convey and warrant to  
Henrietta C. Arnold, a single woman, grantee,  
of Carpenter, Laramie County, Wyoming, #2054  
the following described real estate situate in the County of Laramie,  
State of Wyoming, to-wit:

All of Block D in the Town of Carpenter, Wyoming with the exception of the following described plot, this plot is in the southwest corner of Block D and is 300 by 200 feet containing one and one third acre more or less and beginning at the SW corner of block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to SW corner, the point of beginning.

'89 JUN 11 PM 3 30

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LARAMIE COUNTY  
CHEYENNE, WY.

053201

subject to such limitations, reservations or exceptions, if any, contained in instruments of conveyance of record from United States of America, Union Pacific Railway Company or Union Pacific Railroad Company, affecting title to said above-described real estate.

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption laws of said State.

Dated this 10 day of January, A. D. 1989

Signed, sealed and delivered in the presence of:

Arlus Evans (SEAL)  
Ida Evans (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

STATE OF Wyoming } ss.  
COUNTY OF Laramie

On this 10 day of January, 1989, before me personally appeared Arlus Evans and Ida Evans, husband and wife

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free and voluntary act and deed, including the release and waiver of the right of homestead, the said \_\_\_\_\_ having been by me fully apprised of \_\_\_\_\_ right and the effect of \_\_\_\_\_ and acknowledged the said instrument.

My commission expires 8-9-89

BOOK 1269

Harold E. D... MARELLI  
Notary Public **519**

BM

RESOLUTION NO. 92117-04

WHEREAS, The Board of County Commissioners of Laramie County has received Road Petition No. 308 requesting the vacation of a public right-of-way known as Washington Avenue commencing at the east right-of-way line of County Road 148 thence running east and terminating at the west right-of-way line of Fifth Street, located in the Town of Carpenter, Section 31, T.13N., R.62W., 6th P.M., Laramie County, Wyoming; and

WHEREAS, the Board of County Commissioners appointed the County Engineer as a viewer to examine into the expediency of the proposed vacation; and

WHEREAS, the County Engineer has viewed and evaluated the pertinent facts regarding the proposed vacation and recommends approval of the vacation; and

WHEREAS, the Board of County Commissioners believes that the vacation of Washington Avenue, which is the subject of Road Petition No. 308, would be in the public interest.

NOW, THEREFORE BE IT RESOLVED THAT:

1. The public right-of-way known as Washington Avenue commencing at the east right-of-way line of County Road 148 thence running east and terminating at the west right-of-way line of Fifth Street, located in the Town of Carpenter, Section 31, T.13N., R.62W., 6th P.M., Laramie County, Wyoming, be and the same is hereby vacated.
2. A copy of this Resolution shall be recorded in the Real Estate Division of the Office of the Laramie County Clerk, Ex-Officio Registrar of Deeds.

DATED this 17th day of November, 1992.

*Nick Mirich*

Nick Mirich, Chairman  
Board of Commissioners

*Jeff Ketchum*

Jeff Ketchum, Vice Chairman  
Board of Commissioners

*Byron R. Rookstool*

Byron "Rook" Rookstool,  
Board of Commissioners

110761

RECEIVED  
LARAMIE COUNTY  
CHEYENNE, WY.

92 DEC 3 PM 2 53



*Janet C. Whitehead*  
Janet C. Whitehead  
Laramie County Clerk

153368

*One*

COPY TO ASSESSOR

RECEIVING  
LARAMIE COUNTY CLERK  
CHEYENNE, WY

1994 NOV -11 PM 12:49

**QUIT CLAIM DEED**

**U S WEST COMMUNICATIONS, Inc.**, a Colorado corporation, for itself and as successor in interest to The Mountain States Telephone and Telegraph Company, a Colorado corporation, duly authorized to do business in the State of Wyoming, Grantor, whose principal place of business is Denver, Colorado, hereby conveys, releases, remises, and forever **QUIT CLAIMS TO RT Communications, Inc.** a Wyoming corporation, with its principal mailing address being: Box 506, Worland, Wyoming 82401, Grantee for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in the County of Laramie, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State:

A tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows: Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of county road #78, thence North 89° 41.5' East along the North line of county road #78 a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89° 41.5' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning;

Together with all improvements thereon and all appurtenances, rights, privileges and hereditaments thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances.

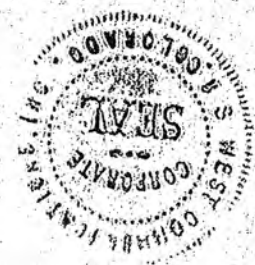
To have and to hold all and singular the above-mentioned and described premises, together with the appurtenances, unto RT Communications, Inc., its successors and assigns forever.

WITNESS the hands of said grantor, this 25 day of OCTOBER, A.D. 19 94.

U S WEST Communications, Inc.

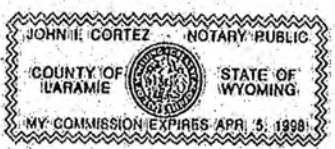
BY: Stanley P. Bader

ITS: WYOMING VICE PRESIDENT



STATE OF Wyoming )  
COUNTY OF Laramie )

The foregoing instrument was acknowledged before me this  
25 day of OCTOBER A.D. 1994, by  
Stanley P. Bader, as WYOMING VICE PRESIDENT of U S  
WEST Communications, Inc., a Colorado corporation.



John H. Cortez  
Notary Public

Residing in Cheyenne, Wyoming

My Commission expires 4-5-98

COPY TO ASSESSOR

RECORDED JAN 17 1995 AT 4:21 O'CLOCK P.M.  
RECEPTION NO 156542 LARAMIE COUNTY WY

STATE OF WYOMING, County of Laramie: Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 1994 at \_\_\_\_\_ .M. in Book \_\_\_\_\_ of Deeds, pages \_\_\_\_\_ Co. Clk. & Recdr.  
By: \_\_\_\_\_ Deputy Fee: \$ \_\_\_\_\_ Return to: \_\_\_\_\_

QUIT CLAIM DEED

THIS INDENTURE, Made the 7th day of November, 1994, between RODNEY P. SOPPE, of Carpenter, Wyoming, the party of the FIRST PART, and RT COMMUNICATIONS, a Wyoming corporation, of Box 506, Worland, Wyoming 82401, the party of the SECOND PART.

WITNESSETH; That the said party of the FIRST PART, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other valuable consideration to him in hand paid by the said party of the SECOND PART, receipt of which is hereby acknowledged; does hereby convey, remise, release and forever quitclaim unto the said party of the SECOND PART, and to its successors and assigns, all right, title and interest in and to the following described real estate situated in the County of Laramie and State of Wyoming, to-wit:

A tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows: Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of county road #78, thence North 89°41.5' East along the North line of county road #78 a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89°41.5' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning. By Deed dated April 25, 1956, recorded April 26, 1956 in Book 598, page 403.

together with all the tenements, hereditaments and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest in said real property, possession, claim and demand whatsoever as well in law as in equity, of the said party of the FIRST PART, of, in or to the said premises and every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the said premises, with the appurtenances unto the said party of the SECOND PART, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand the day and year first above written.

*Rodney Soppe*

STATE OF WYOMING )  
                          ) ss.  
County of Laramie )

On this 15 day of ~~November~~ <sup>December</sup>, 1994, before me, the undersigned, a Notary Public for the State of Wyoming, personally appeared Rodney P. Soppe, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



*Linda Green*  
Notary Public for the State of Wyoming  
Residing at Burns WY  
My commission expires May 18, 1995

BOOK 1391

0443

8

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Henrietta C. Arnold, a single person ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to Larry J. Lembitz and Diana L. Lembitz, husband and wife as tenants by the entireties ("Grantees"), whose address is 348 1, Carpenter, Wyoming, the following described real estate situate in Laramie County, State of Wyoming ("Property"), hereby releasing and waiving all rights under and by virtue of the homestead laws of the state, which Property is described as follows:

A portion of Lot D, and a portion of Vacated Washington Avenue, Town of Carpenter, Laramie County, Wyoming, more particularly described as follows:

Beginning at the southeast corner of said Lot D; thence N.89°56'00"W., along the south line of said Lot D also being the south line of Section 31, a distance of 1115.00 feet; thence N.00°15'47"E., a distance of 340.00 feet; thence S.89°56'00"E., a distance of 175.00 feet; thence N.00°15'47"E., a distance of 316.00 feet to the centerline of vacated Washington Avenue; thence S.89°31'59"E., along said centerline, a distance of 890.00 feet to the west line of 5th Street; thence S.00°15'47"W., along said West line, a distance of 30.00 feet to the north line of said Lot D; thence S.89°31'59"E., along said north line, a distance of 50.00 feet to the northeast corner of said Lot D; thence S.00°15'47"W., along the east line of said Lot D, a distance of 619.43 feet to the point of beginning.

LARAMIE COUNTY CLERK  
CHEYENNE, WY.  
'96 SEP 13 PM 4 26  
189606

TOGETHER with the improvements thereon and appurtenances thereto.

SUBJECT TO easements, rights-of-ways, agreements, covenants, restrictions and reservations filed of record.

EXECUTED this 12<sup>th</sup> day of September, 1996.

GRANTOR:

Henrietta C. Arnold  
Henrietta C. Arnold

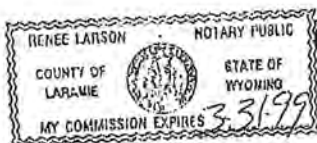
STATE OF WYOMING )  
 ) ss.  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 1996, by Henrietta C. Arnold, Grantor.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

(SEAL)



Notary Public

Renee Larson



12

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Henrietta C. Arnold, a single person ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to them in hand paid, conveys and quitclaims to Rodney Soppe and Mary M. Soppe, husband and wife as tenants by the entireties, whose address is 504 County Road 148, Carpenter, Wyoming, ("Grantees") all of her interest, including any after acquired interest, in the following described real estate, situate in the County of Laramie, in the State of Wyoming hereby releasing and waiving all rights under and by virtue of the homestead laws of the state, to-wit:

A portion of Lot D, Town of Carpenter, Laramie County, Wyoming, more particularly described as follows:

Commencing at the southwest corner of said Lot D; thence S.89°56'00"E., along the south line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing S.89°56'00"E., a distance of 85.00 feet to a point 1115.00 feet west of the southeast corner of said Lot D; thence N.00°15'47"E., a distance of 340.00 feet, thence N. 89°56'00"W., a distance of 285.00 feet to the west line of said Lot D; thence S. 00°15'47"W., along said West line, a distance of 40.00 feet; thence S.89°56'00"E., a distance of 200.00 feet; thence S.00°15'47"W., a distance of 300.00 feet to the point of beginning.

Subject to right-of-way for Laramie County Rd. No. 203 and 2nd Street, and any other easements, restrictions and covenants legally acquired.

TOGETHER with the improvements thereon and appurtenances thereto.

SUBJECT TO easements, rights-of-ways, agreements, covenants, restrictions and reservations filed of record.

DATED this 31 day of October, 1996.

GRANTOR:

Henrietta C. Arnold  
Henrietta C. Arnold

96 NOV 1 PM 2 19

LARAMIE COUNTY CLERK  
CHEYENNE, WY.

192643

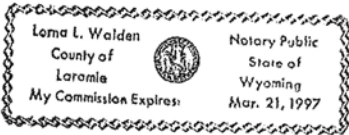
STATE OF WYOMING            )  
  ) ss.  
COUNTY OF LARAMIE        )

The foregoing instrument was acknowledged before me this 31 day of October, 1996 by Henrietta C. Arnold, Grantor.

Witness my hand and official seal.

My commission expires: 3/21/1997

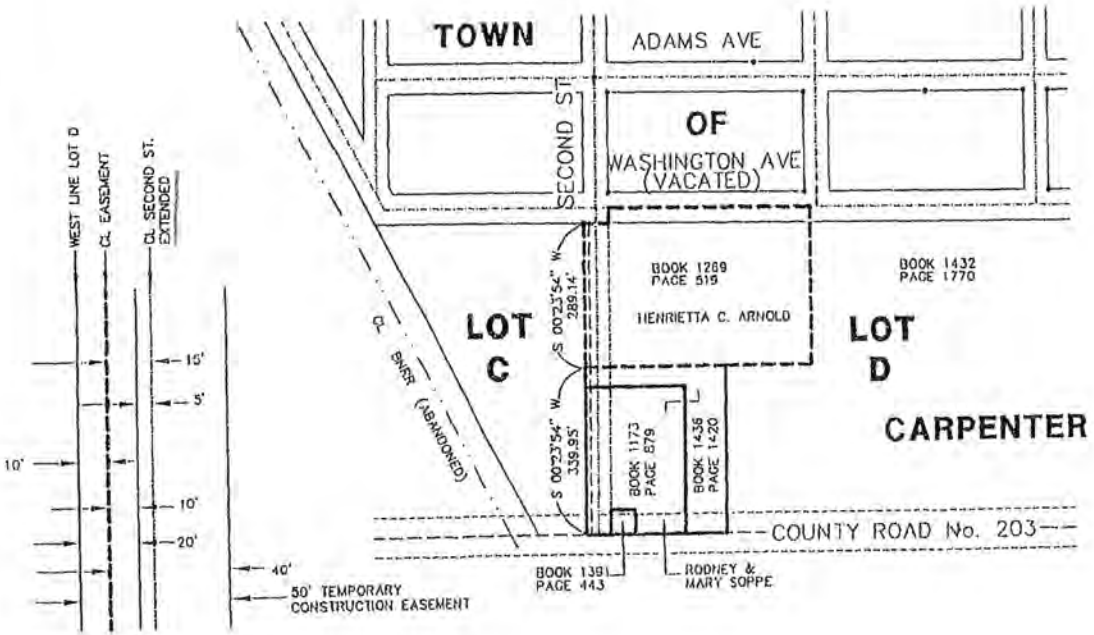
[SEAL]



*L. L. Walden*

Notary Public



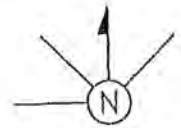


**EASEMENT DETAIL**  
NOT TO SCALE

**EASEMENT DESCRIPTION**

A 20.00 foot permanent easement and a 50.00 foot temporary easement across a portion of Lot D, Town of Carpenter, Laramie County, Wyoming. The permanent easement being 10.00 feet on each side of the following described centerline and the temporary easement being 10.00 feet to the west and 40.00 feet to the east of the following described centerline:

Beginning at a point on the north line of that portion of Lot D described in Book 1436, Page 1420, Laramie County Records, said point being 10 feet east and 289.14 feet south of the northwest corner of said Lot D; thence S.0°23'54"W., parallel to the west line of said Lot D, a distance of 339.95 feet to the south line of said Lot D and said centerline there terminating.



**LOT D  
TOWN  
OF  
CARPENTER**

Scale 1" = 300'



**STEIL SURVEYING SERVICES, LLC**  
REGISTERED LAND SURVEYORS  
1102 WEST 19th STREET P.O. BOX 2073  
PH(307)834-7273 CHEYENNE, WY, 82003

**BOOK 1481**

**1082**  
28027

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: The undersigned, Rodney Soppe and Mary Soppe, Husband and Wife, Grantors, whose address is Carpenter, Wyoming, for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto, Carpenter Water and Sewer District, Grantee, whose address is Carpenter, Wyoming, their successors and assigns an easement for the purposes set forth on the attached Exhibit "A", which Exhibit more fully describes the location of the said easement.

Grantee is hereby vested with the right to have and to hold said easement in perpetuity. Grantor shall retain and have the right to otherwise fully use and enjoy said lands subject only to the rights granted herein and any other rights of record.

This easement is perpetual and runs with the land described on said Exhibit "A" and shall remain a right appurtenant to said land unless terminated.

IN WITNESS WHEREOF, this instrument is executed this 7<sup>th</sup> day of May, 1998.

GRANTORS:

Rodney Soppe
Mary Soppe
LARAMIE COUNTY CLERK
CHEYENNE WY.
98 APR 13 PM 3 53
224911

STATE OF WYOMING )
) ss.
COUNTY OF LARAMIE )

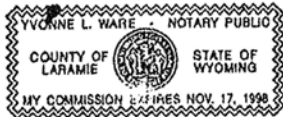
The foregoing instrument was acknowledged before me by Rodney Soppe, this 7<sup>th</sup> day of May, 1998.

Witness my hand and official seal.

Yvonne L. Ware
Notary Public

My Commission expires:

STATE OF WYOMING )
) ss.
COUNTY OF LARAMIE )



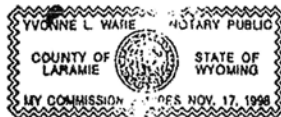
The foregoing instrument was acknowledged before me by Mary Soppe, this 7<sup>th</sup> day of May, 1998.

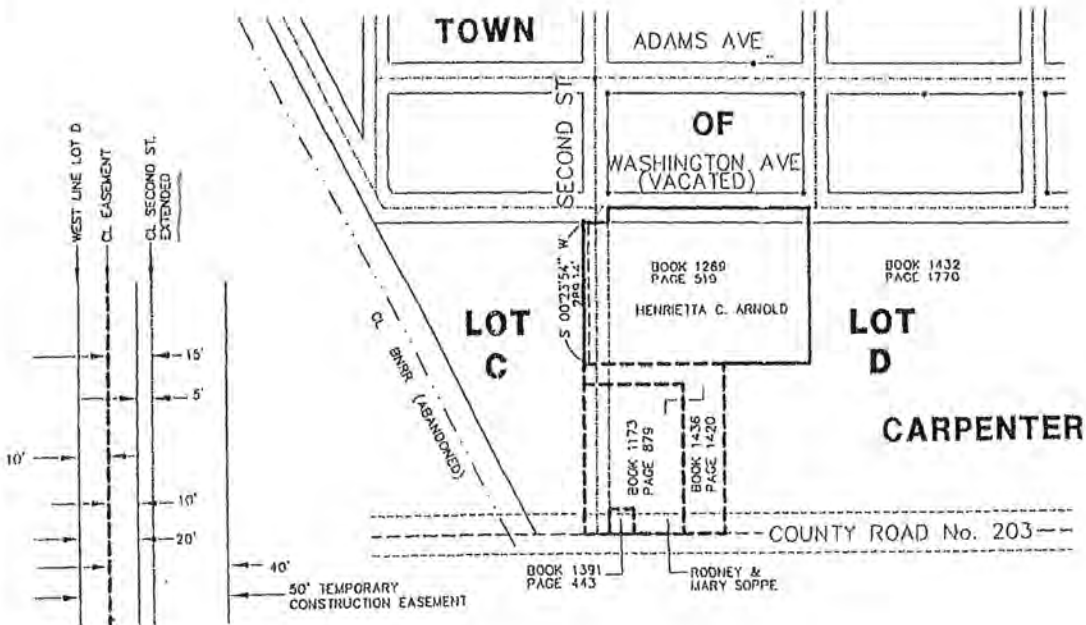
Witness my hand and official seal.

Yvonne L. Ware
Notary Public

My Commission expires:

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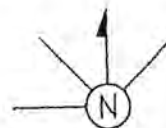


EASEMENT DETAIL  
NOT TO SCALE

EASEMENT DESCRIPTION

A 20.00 foot permanent easement and a 50.00 foot temporary easement across a portion of Lot D, Town of Carpenter, Laramie County, Wyoming. The permanent easement being 10.00 feet on each side of the following described centerline and the temporary easement being 10.00 feet to the west and 40.00 feet to the east of the following described centerline:

Beginning at a point on the north line and 10.00 feet east of the northwest corner of said Lot D, Town of Carpenter; thence S.0°23'54"W., parallel to the west line of said Lot D, a distance of 289.14 feet to the north line of that portion of said Lot D described in Book 1436, Page 1420, Laramie County Records, and said centerline there terminating.



**LOT D  
TOWN  
OF  
CARPENTER**

Scale 1" = 300'



BOOK 1481

1084



**STEIL SURVEYING SERVICES, LLC**  
REGISTERED LAND SURVEYORS  
1102 WEST 18th STREET P.O. BOX 2073  
PH(307)634-7273 CHEYENNE, WY. 82003

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENT, THAT Rodney Joppe and hereinafter called "Grantors", of County of Laramie State of Wyoming, does hereby grant unto Rural Electric Company, a Cooperative, and to its successors or assigns, the right to enter on or under the lands of the Grantor situated in the County of Laramie, State of Wyoming and described as follows:

A 30' line, running southeast, north side of road. Easement to be 20' in width. Lot D, SW corner. Carpenter

And to place, construct, operate, repair, maintain, and replace thereon and in, under or upon all streets, roads, or highways abutting said lands, an electric transmission or distribution line or system, including the right to cut and trim trees to the extent necessary to keep them clear of said electric line or system and to cut down from time to time, all dead, weak or leaning or dangerous trees that are tall enough to strike the wires in falling.

This agreement shall be binding upon all successors, assigns, heirs and grantees of the Grantor.

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 5<sup>th</sup> day of November, 1996.

Witness: \_\_\_\_\_  
By Rodney Joppe  
\_\_\_\_\_  
\_\_\_\_\_

The above instrument was acknowledged before me on this 5 day of November, 1996, by Rodney Joppe

to me known to be the person/persons described on and who executed the foregoing instruments and acknowledged that they executed the same as their free act and deed, including the releases and waiver of homestead.

Markie L. Mueller  
NOTARY PUBLIC



My commission expires:

PERSONAL REPRESENTATIVE'S DEED

WHEREAS, the First Judicial District Court of Laramie County, Wyoming, has on the 29th day of April, 2002, duly entered an Order authorizing and directing Pauline Elaine Magnussen in her capacity as Personal Representative of the Estate of Henrietta Caroline Arnold, Deceased, to execute and deliver a deed as to certain real property as hereinafter described, upon the performance of certain conditions by Grantee, and

WHEREAS, all conditions precedent have been fully complied with by Grantee;

NOW, THEREFORE, Pauline Elaine Magnussen, as Personal Representative of the Estate of Henrietta Caroline Arnold, Deceased, Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, grants, bargains, sells, and conveys unto Forrest J. Hendrickson and Cynthia L. Hendrickson, husband and wife, Grantees, whose address is 313 2nd Street, Carpenter, Wyoming 82054, all right, title and interest in and to the following described real property, to-wit:

All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming, with the exception of the following plot, this plot is in the southwest corner of Block D and is 300 by 200 feet and beginning at the SW corner of Block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to the SW corner, the point of beginning.

Less that portion contained in Warranty deed, recorded September 13, 1996, in Book 1432, Page 1770 Records of Laramie County Wyoming.

Less that portion contained in Warranty Deed, recorded November 1, 1996, in Book 1436, Page 1420 Records of Laramie County Wyoming.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 8<sup>th</sup> day of July, 2002.

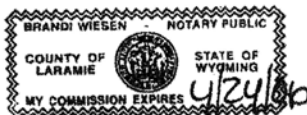
*Pauline Elaine Magnussen*  
Pauline Elaine Magnussen  
Personal Representative

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me by Pauline Elaine Magnussen, Personal Representative of the Estate of Henrietta Caroline Arnold, Deceased, this 8 day of July, 2002. Witness my hand and official seal.

*Brandi Wuesen*  
Notary Public

My Commission expires:





**WARRANTY DEED**

**Rodney Soppe, also known as Rodney P. Soppe and Mary M. Soppe, 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

**Larry G. Kane, grantee(s), AS SOLE OWNER**

whose address is: 305 2nd Street, Carpenter, WY 82054, **Cheyenne** of **Laramie** County and State of **wy**, the following described real estate, situate in **Laramie** County and State of **Wyoming**, to wit:

**Legal Description attached hereto as Exhibit A and by this reference made a part hereof.**

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 11 day of August, 2006.

Rodney P. Soppe  
Rodney Soppe

Mary M. Soppe  
Mary M. Soppe

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

The foregoing instrument was acknowledged before me this 11 day of August, 2006, by **Rodney Soppe, also known as Rodney P. Soppe and Mary M. Soppe, husband and wife.**

Witness my hand and official seal.

My commission expires: 4-24-10

Shandi  
Notary Public





# WARRANTY DEED

Larry J. Lembitz and Diana L. Lembitz, 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

Donna Mae Ford and Richard R. Whited, Joint Tenants

grantee(s) of Laramie County, and State of Wyoming, whose address is , Carpenter, 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:

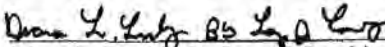
A portion of Lot D, and a portion of Vacated Washington Avenue, Town of Carpenter, Laramie County, Wyoming, more particularly described as follows:

Beginning at the southeast corner of said Lot D; thence N. 89 degrees 56'00"W., along the south line of said Lot D also being the south line of Section 31, a distance of 1115.00 feet; thence N. 00 degrees 15'47"E., a distance of 340.00 feet; thence S. 89 degrees 56'00"E., a distance of 175.00 feet; thence N. 00 degrees 15'47"E., a distance of 316.00 feet to the centerline of vacated Washington Avenue; thence S. 89 degrees 31'59"E., along said centerline, a distance of 890.00 feet to the west line of 5th Street; thence S. 00 degrees 15'47"W., along said West line, a distance of 30.00 feet to the north line of said Lot D; thence S. 89 degrees 31'59"E., along said north line, a distance of 50.00 feet to the northeast corner of said Lot D; thence S. 00 degrees 15'47"W., along the east line of said Lot D, a distance of 619.43 feet to the point of beginning.

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

Witness our hands on the 15th day of October, 2008.

  
Larry J. Lembitz


  
Diana L. Lembitz by Larry J. Lembitz her Attorney in Fact

State of Wyoming

County of Laramie

The foregoing instrument was acknowledged before me by Larry J. Lembitz and Diana L. Lembitz by Larry J. Lembitz her Attorney in Fact, husband and wife on the 15th day of October, 2008.

Witness my hand and official seal.

  
Notary Public

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



**WARRANTY DEED**

**Robert L. Weiss**, 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

*flw* **Terrie L. Warren, as Sole Owner**, grantee(s),

whose address is: **313 - 2nd Street, Carpenter, Wyoming** of **Laramie** County and State of **Wyoming**, the following described real estate, situate in **Laramie** County and State of **Wyoming**, to wit:

**All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming with the exception of the following described plot, this plot is in the southwest corner of Block D and is 300 by 200 feet and beginning at the SW corner of Block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to SW corner, the point of beginning. Less that portion contained in Warranty Deed, recorded September 13, 1996, in Book 1432, Page 1770 Records of Laramie County Wyoming. Less that portion contained in Warranty Deed, recorded November 1, 1996, in Book 1436, Page 1420 Records of Laramie County Wyoming.**

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 28 day of May, 2010

Robert L. Weiss  
Robert L. Weiss

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on May 28, 2010

by **Robert L. Weiss**.

Luanne Roberts  
Notary Public

My commission expires: 6-30-10



This instrument filed for record by First American Title as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

File No.: 4523-1562782 (SV)

**WARRANTY DEED**

**Terrie L. Warren, as Sole Owner**, 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

*Ylu* **Terrie L. Warren and Amy M. Fox, as joint tenants with rights of survivorship**, grantee(s),

whose address is: **313 2nd Street, Carpenter, WY** of **Laramie County** and State of **Wyoming**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

**All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming with the exception of the following described plot, this plot is in the southwest corner of Block D and is 300 by 200 feet and beginning at the SW corner of Block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to SW corner, the point of beginning. Less that portion contained in Warranty Deed, recorded September 13, 1996, in Book 1432, Page 1770 Records of Laramie County Wyoming. Less that portion contained in Warranty Deed, recorded November 1, 1996, in Book 1436, Page 1420 Records of Laramie County Wyoming.**

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 23 day of June, 2010.

Terrie L. Warren  
Terrie L. Warren

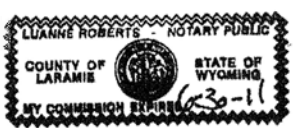
State of **Wyoming** )  
  )ss.  
County of **Laramie** )

This instrument was acknowledged before me on June 23, 2010  
by **Terrie L. Warren**.

Luanne Roberts  
Notary Public

(Seal)

My commission expires: 6-30-11



**WARRANTY DEED**

**Terrie L. Warren and Amy M. Fox as joint tenants with right of survivorship**, 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

**Terrie L. Warren, as sole owner**, grantee(s),

whose address is: **313 2nd Street, Carpenter, WY 82054** of **Laramie County** and State of **Wyoming**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

**All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming with the exception of the following described plot, this plot is in the southwest corner of Block D and is 300 by 200 feet and beginning at the SW corner of Block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to SW corner, the point of beginning. Less that portion contained in Warranty Deed, recorded September 13, 1996, in Book 1432, Page 1770 Records of Laramie County Wyoming. Less that portion contained in Warranty Deed, recorded November 1, 1996, in Book 1436, Page 1420 Records of Laramie County Wyoming.**

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 13 day of January, 2012.  
Terrie L. Warren Amy M. Fox  
Terrie L. Warren Amy M. Fox

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

This instrument was acknowledged before me on  
by **Terrie L. Warren and Amy M. Fox**.

January 13, 2012  
Luanne Roberts  
Notary Public

(Seal)



My commission expires: 6-30-15



Prepared for Summit Title Services  
By or under the supervision of  
P. Olen Snider, Jr., Esq.  
Summit Title Services  
525 Randall Avenue, Suite 101  
Cheyenne, WY 82001

RECORDED 8/06/2012 AT 2:46 PM REC# 596429 K# 2288 PG# 1617  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

### WARRANTY DEED

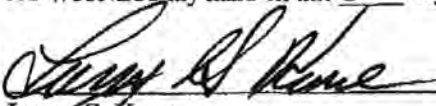
**LARRY G. KANE, A MARRIED PERSON** (the "Grantor"), residing in Laramie County in the State of Wyoming, for and in consideration of the sum of Ten Dollars (\$10) in hand paid and other good and valuable consideration, does hereby GRANT, CONVEY AND WARRANT unto **LARRY G. KANE AND JACQUELYNN SEYMOUR-KANE, HUSBAND AND WIFE** (the "Grantee"), residing at 305 2nd Street, Carpenter, Wyoming, all of the following described real estate situate in Laramie County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

#### SEE EXHIBIT "A"

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantee, and the Grantee's heirs and assigns, in fee simple, forever, as tenants by the entirety, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignment, deeds, and other conveyances or transfers of record of all or any part of the mineral estate and all ad valorem property taxes levied upon the subject property from and after the date hereof.

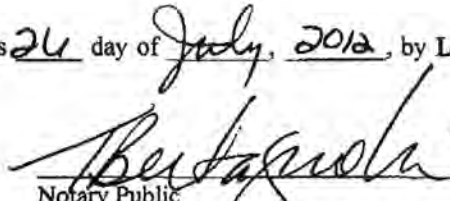
AND the Grantor, for the Grantor and for the Grantor's heirs and personal representatives, covenants that at the time of the making and delivery of this Warranty Deed the Grantor was lawfully seized of an indefeasible estate in fee simple in and to the premises herein described and had good right and power to convey the same; that the same were then free from all encumbrances; and that the Grantor warrants to the Grantee, and the Grantee's heirs and assigns, the quiet and peaceful possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same.

AS WITNESS my hand on this 26 day of July 2012.

  
Larry G. Kane

STATE OF WYOMING  
COUNTY OF LARAMIE

This instrument was acknowledged before me on this 24 day of July, 2012, by Larry G. Kane, a married person.

  
Notary Public  
My Commission Expires \_\_\_\_\_



7-26-12



**Exhibit "A"**  
**Legal Description**

**Parcel 1:**

A Plot 300 x 200 feet in the Southwest corner of Lot D, Town of Carpenter, Laramie County, Wyoming, beginning at the Southwest corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the Southwest corner to the point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89 degrees 41.50 feet East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89 degrees 41.50 feet West, a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

**Parcel 2:**

A portion of Lot D, Town of Carpenter, Laramie County, Wyoming, described as follows:  
Commencing at the Southwest corner of said Lot D; thence South 89 degrees 56 minutes 00 seconds East, along the south line of said Lot D, a distance of 200.00 feet to the point of beginning; thence continuing South 89 degrees 56 minutes 00 seconds East, a distance of 85.00 feet to a point 1115.00 feet West of the Southeast corner of said Lot D; thence North 00 degrees 15 minutes 47 seconds East, a distance of 340.00 feet, thence North 89 degrees 56 minutes 00 seconds West, a distance of 285.00 feet to the West line of said Lot D; thence South 00 degrees 15 minutes 47 seconds West, along said West line, a distance of 40.00 feet; thence south 89 degrees 56 minutes 00 seconds East, a distance of 200.00 feet; thence South 00 degrees 15 minutes 47 seconds West, a distance of 300.00 feet to the point of beginning.

Purported Address: 305 2nd Street, Carpenter, WY 82054

  
RECORDED 8/06/2012 AT 2:46 PM REC# 596429 K# 2288 PG# 1618  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2





**WARRANTY DEED**

**Amy M. Fox and Shawn M. Stiles**, 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

**Terrie L. Warren**, grantee(s),

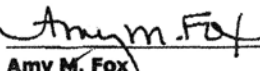
whose address is: **313 2nd Street, Carpenter, WY 82054** of **Laramie County** and State of **Wyoming**, the following described real estate, situate in **Laramie County** and State of **Wyoming**, to wit:

**All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming**  
**WITH THE EXCEPTION** of the following described plot, this plot is in the southwest corner of **Block D** and is **300 by 200 feet** and beginning at the **SW corner of Block D** then **200 feet east**, then **300 feet north** then **200 feet west** then **300 feet south** to **SW corner**, the point of beginning.  
**LESS** that portion contained in Warranty Deed, recorded **September 13, 1996**, in **Book 1432, Page 1770** Records of **Laramie County Wyoming**. Less that portion contained in Warranty Deed, recorded **November 1, 1996**, in **Book 1436, Page 1420** Records of **Laramie County Wyoming**.

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 9 day of April, 2013.

  
\_\_\_\_\_  
**Shawn M. Stiles**

  
\_\_\_\_\_  
**Amy M. Fox**

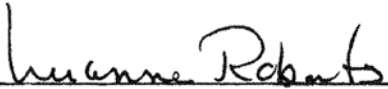
State of **Wyoming**

County of **Laramie**

This Instrument was acknowledged before me on April 9, 2013  
by **Shawn M. Stiles**.



(Seal)

  
\_\_\_\_\_  
Notary Public  
My commission expires: 6-30-15

State of **Wyoming**

County of **Laramie**

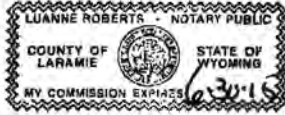
This instrument was acknowledged before me on this 9 day of April  
2013  
by **Amy M. Fox**.

Luanne Roberts

Notary

My commission expires: 6-30-15

(Seal)



RECORDED 4/19/2013 AT 3:15 PM REC# 613714 X# 2332 PG# 1188 P1  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

**WARRANTY DEED**

Terrie L. Warren, 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

*C.M.M.*

Cory Morgan and Heather Morgan, husband and wife, grantee(s),

whose address is: 313 2nd Street, Carpenter, WY 82054 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

All of Block D, and a portion of Vacated Washington Avenue, in the Town of Carpenter, Wyoming  
WITH THE EXCEPTION of the following described plot, this plot is in the southwest corner of Block D and is 300 by 200 feet and beginning at the SW corner of Block D then 200 feet east, then 300 feet north then 200 feet west then 300 feet south to SW corner, the point of beginning.  
LESS that portion contained in Warranty Deed, recorded September 13, 1996, in Book 1432, Page 1770 Records of Laramie County Wyoming. Less that portion contained in Warranty Deed, recorded November 1, 1996, in Book 1436, Page 1420 Records of Laramie County Wyoming.

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 12 day of April, 2013.

Terrie L. Warren  
Terrie L. Warren

State of **Wyoming**

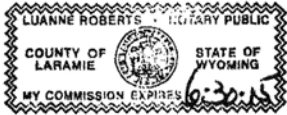
County of **Laramie**

This instrument was acknowledged before me on April 12, 2013, by Terrie L. Warren, by Terrie L. Warren

Luanne Roberts  
Notary Public

My commission expires: 6-30-15

(Seal)



RECORDED 4/19/2013 AT 3:15 PM REC# 613715 X# 2332 PG# 1189  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1







WARRANTY DEED

Evergreen Pipeline INC, 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

Evergreen Pipeline INC, grantee(s),

Whose address is: 4842 Road 203 Carpenter, of Laramie County and State of Wyoming, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

See ATTACHED

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 28 day of January, 2016.

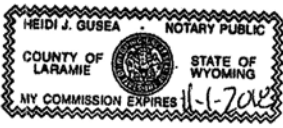
[Signature]

State of Wyoming  
County of Laramie

This instrument was acknowledged before me on this 20 day of Jan, 2016, by John Alfred

[Signature]  
Notary Public

(Seal) My commission expires:



A portion of Lot D, and a portion of Vacated Washington Avenue, Town of Carpenter, Laramie County, Wyoming, more particularly described as follows:

Beginning at the southeast corner of said Lot D; thence N.89°56'00"W., along the south line of said Lot D, also being the south line of Section 31, a distance of 1115.00 feet; thence N.00°15'47"E., a distance of 340.00 feet; thence S.89°56'00"E., a distance of 175.00 feet; thence N.00°15'47"E., a distance of 316.00 feet to the centerline of vacated Washington Avenue; thence S.89°31'59"E., along said centerline, a distance of 890.00 feet to the west line of 5th Street; thence S.00°15'47"W., along said West line, a distance of 30.00 feet to the north line of said Lot D; thence S. 89°31'59"E., along said north line, a distance of 50.00 feet to the northeast corner of said Lot D; thence S.00°15'47"W., along the east line of said Lot D, a distance of 619.43 feet to the point of beginning.



RECP #: 677807

RECORDED 1/28/2016 AT 2:24 PM BK# 2484 PG# 65  
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2



RECP #: 690840

RECORDED 8/23/2016 AT 4:51 PM BK# 2513 PG# 1665  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

# Quitclaim Deed

RECORDING REQUESTED BY Scott Court Real Estate Trust Trust of Leslie Latimer  
AND WHEN RECORDED MAIL TO:


Leslie Latimer, Grantee(s)  
2001 81st Ave Ct  
Greeley CO 80634

Consideration: \$ 1.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: A Plot 300x200ft SW corner of Lot D town of Carpenter  
Laramie County WY Cont on Attach

PREPARED BY: Leslie Latimer certifies herein that he or she has prepared  
this Deed. ment.

  
Signature of Preparer

8-23-16  
Date of Preparation

Leslie Latimer  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 23-Aug-2016 in the County of  
Laramie, State of WY

by Grantor(s), Leslie Latimer Trustee of Scott Ct Properties Real Estate Trust  
whose post office address is 2001 81st Ave Ct Greeley CO 80634

to Grantee(s), Leslie Latimer  
whose post office address is 2001 81st Ave Ct. Greeley CO 80634

WITNESSETH, that the said Grantor(s), \_\_\_\_\_,  
for good consideration and for the sum of one dollar  
(\$ 1.00 ) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Laramie, State of WY and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

[Signature] Trustee of:  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Leslie Latimer / Scott Ct Real Estate Trust  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

[Signature]  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

Leslie Latimer  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**ACKNOWLEDGMENT**

State of Wyoming  
County of Laramie  
On this 23 day of Aug, 2016, Leslie Latimer as Trustee of Scott Court Real Estate Trust

personally appeared before me,  
\_\_\_\_\_, who is personally known to me,  
 whose identity I verified on the basis of CO drivers license  
 whose identity I verified on the oath/affirmation of \_\_\_\_\_  
a credible witness,

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it. Clarice J. Blanton

My Commission Expires: Nov 6, 2018 Notary Signature





RECP #: 690840  
RECORDED 8/23/2016 AT 4:51 PM BK# 2513 PG# 1667  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 3

Attachment to Quit Claim Deed  
Leslie Latimer

**Parcel 1:**

A Plot 300 x 200 feet in the Southwest corner of Lot D, Town of Carpenter, Laramie County, Wyoming, beginning at the Southwest corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the Southwest corner to the point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89 degrees 41.50 feet East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89 degrees 41.50 feet West, a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

**Parcel 2:**

A portion of Lot D, Town of Carpenter, Laramie County, Wyoming, described as follows: Commencing at the Southwest corner of said Lot D; thence South 89 degrees 56 minutes 00 seconds East, along the south line of said Lot D, a distance of 200.00 feet to the point of beginning; thence continuing South 89 degrees 56 minutes 00 seconds East, a distance of 85.00 feet to a point 1115.00 feet West of the Southeast corner of said Lot D; thence North 00 degrees 15 minutes 47 seconds East, a distance of 340.00 feet, thence North 89 degrees 56 minutes 00 seconds West, a distance of 285.00 feet to the West line of said Lot D; thence South 00 degrees 15 minutes 47 seconds West, along said West line, a distance of 40.00 feet; thence south 89 degrees 56 minutes 00 seconds East, a distance of 200.00 feet; thence South 00 degrees 15 minutes 47 seconds West, a distance of 300.00 feet to the point of beginning.

File No.: 4523-2748951 (SV)

**WARRANTY DEED**

**Leslie Latimer, individually and as Trustee of the Scott Court Real Estate Trust dated May 19, 2009**, 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

**Megan R. Floyd, a single woman**, grantee(s),

whose address is: **305 2nd St, Carpenter, WY 82054** of **Laramie** County and State of **Wyoming**, the following described real estate, situate in **Laramie** County and State of **Wyoming**, to wit:

**Legal Description attached hereto as Exhibit A and by this reference made a part hereof.**

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 6 day of December, 2016.



**Leslie Latimer, individually and as Trustee of the Scott Court Real Estate Trust dated May 19, 2009**

State of **Wyoming**

County of **Laramie**

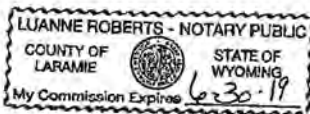
This Instrument was acknowledged before me on this 6 day of December 2016 by **Leslie Latimer, individually and as Trustee of the Scott Court Real Estate Trust dated May 19, 2009.**



Notary Public

My commission expires: 6-30-19

(Seal)



RECP #: 697700  
RECORDED 12/7/2016 AT 2:57 PM BK# 2526 PG# 277  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

**EXHIBIT A**  
**File No. 4523-2748951 Legal Description**

Exhibit A, in its entirety, documents the legal description of the land referenced in this Document. The legal description may extend to multiple pages.

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

**Parcel #1:**

**A Plot 300 x 200 feet in the SW Corner of Lot D, Town of Carpenter, Laramie County, Wyoming, beginning at the SW corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the SW corner, to the Point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows:**

**Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89°41.50' East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89°41.50' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.**

**Parcel #2:**

**A portion of Lot D, Town of Carpenter, Laramie County, Wyoming, more particularly described as follows:**  
**Commencing at the Southwest corner of said Lot D; thence S.89°56'00"E., along the South line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing S.89°56'00"E., a distance of 85.00 feet to a point 1115.00 feet West of the Southeast corner of said Lot D; thence N.00°15'47"E., a distance of 340.00 feet, thence N.89°56'00"W., a distance of 285.00 feet to the West line of said Lot D; thence S.00°15'47"W., along said West line, a distance of 40.00 feet; thence S.89°56'00"E., a distance of 200.00 feet; thence S.00°15'47"W., a distance of 300.00 feet to the point of beginning.**

 **RECP #: 697700**  
**RECORDED 12/7/2016 AT 2:57 PM BK# 2526 PG# 278**  
**Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2**



File No.: 4521-3378505 (SV)

FIRST AMERICAN

WARRANTY DEED

Megan R. Latimer formerly known as Megan R. Floyd, 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

*DUP* Dee V. Parsons and Lisa K. Parsons, husband and wife, grantee(s),

whose address is: 305 2nd Street, <sup>#34</sup> Carpenter, WY 82054 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

Parcel #1:

A Plot 300 x 200 feet in the SW Corner of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, beginning at the SW corner of Lot D, then 200 feet East, then 300 feet North, then 200 feet West, then 300 feet South to the SW corner, to the Point of beginning, LESS a tract of land 50 feet by 50 feet, situate in the Southwest corner of Lot D, Town of Carpenter, and more particularly described as follows:

Beginning at the Southwest corner of said Lot D, being the point of intersection of the East line of Second Street and the North line of County Road #78, thence North 89°41.50' East along the North line of County Road #78, a distance of 50 feet to a point; thence North 50 feet to a point; thence South 89°41.50' West a distance of 50 feet to a point in the East line of Second Street; thence South a distance of 50 feet along the East line of Second Street to the point of beginning.

Parcel #2:

A portion of Lot D, Carpenter, Laramie County, Wyoming, according to the official plat filed for record on November 19, 1909, Records of Laramie County, Wyoming, more particularly described as follows:

Commencing at the Southwest corner of said Lot D; thence S.89°56'00"E., along the South line of said Lot D a distance of 200.00 feet to the point of beginning; thence continuing S.89°56'00"E., a distance of 85.00 feet to a point 1115.00 feet West of the Southeast corner of said Lot D; thence N.00°15'47"E., a distance of 340.00 feet, thence N.89°56'00"W., a distance of 285.00 feet to the West line of said Lot D; thence S.00°15'47"W., along said West line, a distance of 40.00 feet; thence S.89°56'00"E., a distance of 200.00 feet; thence S.00°15'47"W., a distance of 300.00 feet to the 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 28 day of January, 2020.

  
Megan R. Latimer formerly known as Megan R. Floyd





RECP #: 770670

RECORDED 1/31/2020 AT 3:25 PM BK# 2657 PG# 1649  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

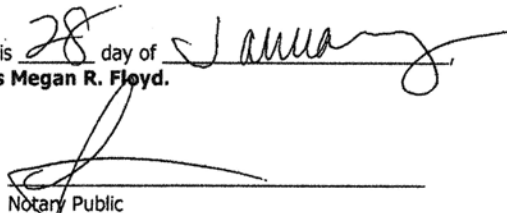
WARRANTY DEED-continued

File No.: 4521-3378505 (SV)

State of **Wyoming**

County of **Laramie**

This instrument was acknowledged before me on this 28 day of January  
2020 by **Megan R. Latimer formerly known as Megan R. Floyd.**

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

My commission expires:

