



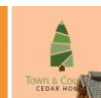
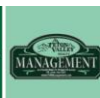
“Local Brokerage, National Results.”

Maps & Documents

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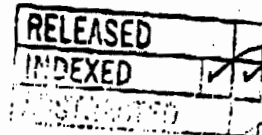
Phone: 208.354.2439
Email : info@tetonvalleyrealty.com

253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



FILE COPY

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
F.G.M.M. SUBDIVISION**



This is a Declaration of Covenants, Conditions and Restrictions regulating and controlling the use and development of real property, made effective this 24th day of August, 1994 by T. Brad Melehes and Michelle Melehes, husband wife, Louis Gaylord and Shelly Gaylord, husband wife, Jeff Furset and Stephanie Furset, husband wife, and Lars Moller and Diane Cattabriga, husband and wife, (hereinafter collectively referred to as "Declarants").

1. Purpose. Declarants are the owners of certain real property located in Teton County, Wyoming, which property is more particularly described as United States Government Lot 3, Section 7, Township 44 North, Range 118 West, 6th Prime Meridian, Teton County, Wyoming, and which is hereinafter referred to as "the Property". The property contains significant wildlife habitat and is of high scenic and natural value, and Declarants are adopting the following Covenants, Conditions and Restrictions to preserve and maintain the natural character and value of the property for the benefit of all owners of the property or any part thereof.

Contemporaneously with the filing of this Declaration, a subdivision plat of the Property creating F.G.M.M. Acres Subdivision is being filed of record in the Office of the Clerk of Teton County, Wyoming, said subdivision consisting of four (4) Lots, described as Lots 1 through 4 (hereinafter also called "the Subdivision").

2. Declaration. Declarant hereby declares that the Property, and any part thereof, shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the following Covenants, Conditions, and Restrictions, which are sometimes referred to hereafter as the "Covenants". The Covenants shall run with the property and any lot thereof, and shall be binding upon all parties having or acquiring any legal or equitable interest in or title to the property or any part thereof, and shall inure to the benefit of every owner of any part of the property.

3. The Association. There shall be an Association established by the filing of this Declaration for the purpose of administering and enforcing the provisions of this

Grantor: MELEHES, T BRAD ET AL

Grantee: THE PUBLIC

Doc 385030 bk 297 pg 0495-0504 Filed at 3:11 on 10/25/94

Y Jolynn Coonca, Teton County Clerk fees: 24.00

By CLAIRE K ABRANS

Deputy

declaration.

a. Membership. Every owner shall be a member of the Association. Membership in the Association shall be appurtenant to each lot, and shall not be subject to severance from the ownership of such lot. The ownership of one Lot shall constitute one member.

b. Voting. Each member shall have one vote to cast upon any matter to be decided by a vote of the members. If there is more than one person or entity owning a lot, the vote of such member shall be cast as determined by the owners of such lot. In the event of any dispute among joint owners of a lot, such member shall be disqualified from voting on an issue unless or until the joint owners of such lot have reached agreement as to such member's vote, and the remaining members shall constitute the Association, which shall decide matters by simple majority.

c. Authority of Members and Association. All decisions and actions of the Association authorized or required by this Declaration shall require a vote therefore of seventy-five percent (75%) of the members, except when a dispute exists between joint owners of a lot, in which event the remaining members shall decide or act by simple majority of the members.

1) The Association shall be responsible for and have the right to contract for snow removal and for maintenance and the construction of improvements of the roads within and providing access to the Subdivision and its Lots, including roads outside of the boundaries of the Subdivision.

The Association shall have the authority, with the approval of 75% of its members, to enter into agreements for the formation of associations with non-members who share the use of roads providing access to the Subdivision, to provide for and share the cost of snow removal, maintenance and improvement of any such roads or portions thereof.

2) The Association shall have the right and authority to assess each member a portion of the cost incurred for snow removal and periodic road maintenance and construction referred to above, in the manner set forth hereinafter. A proportionate share of the cost for any such service shall be assessed at the time incurred to each Lot owner, and shall be paid within thirty (30) days of notice of assessment to the Lot owner, the amount of such proportionate share of any such cost to be determined by a 75% of the members of the Association, in a manner relative and equitable to the benefit received by each member for the service or improvement; provided, however, in the event Easement "E" (as described in that certain Declaration for Establishment of Access and Utility Easements filed contemporaneously herewith by Declarants) is ever developed and/or used, the entire cost of all snow removal, construction, improvement and maintenance of Easement "E" shall be born solely by the owners of Lots 3 and 4 of the Subdivision desiring to use or using said Easement "E".

In addition to the assessments authorized to be levied by the Association set forth above, the Association shall have the power to levy and charge "special assessments" to meet unusual or emergency conditions which have arisen with regard to access roads, utilities, fire protections and like matters, and promote the health, safety, recreation and welfare and necessity of the owners of Lots within the Subdivision. Special assessments shall be allocated

to and paid by the members in the same manner as provided above.

d. Meetings. The members of the Association shall hold annual meetings. Additional regular or special meetings of the members may be held at the request of fifty percent (50%) of the members. The members shall keep minutes of all meetings of the Association and reasonable written notice shall be given of all meetings of the Association.

4. Building Approval Required. No building, structure, road, fence, or improvement of any kind shall be erected, placed, altered, added to, reconstructed or permitted to remain on any lot, and no construction activities or removal of trees or other vegetation shall be commenced without the approval of all members of the Association.

a. Reasonable plans and specifications for any lot improvement or alteration, including tree removal, shall be submitted to the Association prior to commencement of any improvement upon a lot. Sufficient information shall be submitted to demonstrate compliance with all of the requirements of these Covenants. The Association shall designate a member to receive such plans and specifications.

b. The Association shall review the plans and specifications within thirty (30) days from the submission thereof, and determine if the proposed use or development conforms to the requirements of these Covenants. If the Association fails to review the plans and specifications within thirty (30) days from the submission thereof, and inform the member of the Association's decision regarding approval or disapproval, plans as submitted shall be deemed to have been automatically approved, provided, however, that any development proposed outside the boundaries of the building envelope as designated on the subdivision plat shall be deemed automatically disapproved and denied. Approval shall require the consent of the Lot owners.

5. Development and Use Restrictions. All development and use shall conform to the following requirements:

a. Provisions in Addition to County Land Use Regulations. Conformity with any and all applicable land use regulations of Teton County shall be required, in addition to the requirements of these covenants. In case of any conflict, the more stringent requirements shall govern.

b. Authorized Use. Only single-family residential use shall be permitted, together with the keeping of domestic pets and livestock as set forth hereafter.

c. Prohibited Uses. No lot within the property shall be subject to division or subdivision. No commercial, industrial or other non single-family residential use whatsoever shall be permitted on any lot.

d. Authorized Structures. No building or structure shall be constructed, placed or maintained on any lot, except one single family residence, one guest house, barn and corral, garage or storage structures, not to exceed a total of four (4) buildings or structures on any one lot. No bright, and/or fluorescent colors will be allowed for exterior use of any said building or structure. Colors used in

exterior application will be confined to the earth tones.

e. Building Envelope. All buildings, outbuildings, and other authorized improvements shall be constructed within the building envelope, which shall be that square portion of each lot within its boundaries identified on the subdivision plat of the property. No improvement or development shall be permitted on any lot outside of the building envelope except for access driveways and utility installations to the building and improvements within the building envelopes by the most direct route, and the perimeter fencing of the Subdivision shall be allowed in the manner provided herein.

f. Construction. No prefabricated, modular structures or mobile homes shall be permitted on any lot. All exterior construction shall be completed within one (1) year from the commencement date of construction, unless the Association approves an extension for good cause, not to exceed six (6) months in length.

g. Height Limitations, Floor Area Limitations. No building shall be greater than thirty (30) feet in height. Building height shall be measured from existing grade to the highest point of the roof. The principal residential structure shall have a minimum living space floor area of 1,000 square feet and a maximum floor area, including garage, of 4,500 square feet. Any other "out building" shall not exceed a maximum floor area of 3,000 square feet. The total floor area of all four (4) allowed buildings shall not exceed 8000 square feet.

h. Authorized-Prohibited Fences and Roads. The following are the only fences and roads permitted on the Property or any Lot:

1) Fence around the perimeter of the Subdivision, so long as the same does not unreasonably interfere with access by easement.

2) Fence around the perimeter of and confined within the building envelope of each Lot within the Subdivision.

3) All fences on the perimeter of the Subdivision shall be constructed in accordance with Wyoming Game and Fish guidelines for wildlife safe fences, being 38" maximum height and no wire on or as top rail of fence.

4) All fencing on perimeter of or within a building envelope shall be post and pole or buckrail construction. No barbed wire fencing shall be used or allowed for any fence in or on the Subdivision.

5) The only roads allowed upon the property shall be those easements shown upon the plat of the Subdivision and the driveways from said easements directly to the building envelopes on each Lot.

i. Utilities. Electrical and telephone utility lines shall be installed underground in the shared access roads and common roads rights-of-way or in other portions designated for utilities by easement. Connections from improvements on lots within the property to the underground-utility lines shall be completed at the lot owners' expense, and shall be constructed underground. The Association shall have the power to grant utility easements to the companies or entities providing service to the Subdivision.

j. Temporary Structures Prohibited. No temporary structures, such as trailers, tents, shacks or other similar buildings shall be permitted on any lot, except only during the period of construction of the principal residence as provided

herein.

k. **Maintenance**. Each lot and all improvements thereon shall be maintained by the owner in a reasonably clean and safe condition. Annoyance or nuisance of sight, sound and smell, found to be such by a vote of the members of the Association as provided in paragraph 3. above, shall be prohibited. In the event that any such offending owner fails to cease and desist such determined annoyance or nuisance after being requested to do so, the Association may seek an injunction in a court of competent jurisdiction to abate the same.

l. **Pets**. No livestock or pets shall be kept or maintained on any lot except as provided herein. Any animals or livestock permitted to be kept on a lot shall be restrained and controlled at all times so that they do not cause a nuisance to neighboring lot owners, and so that the presence or activity of any such pets or livestock does not harass or endanger wildlife. Domestic pets shall be confined to the building envelope only. Livestock will also be confined to the owner's building envelope, or hobbled or restrained upon an owner's lot. The Association may fine a member \$250.00 per incident for any chasing or harassment of wildlife by a domestic pet. Any domestic pet caught or identified chasing, harassing or threatening wildlife, livestock or people three (3) times shall be banished and removed from the Subdivision. No owner shall be permitted to keep or maintain more than three (3) head of horses on their property at any time.

m. **Lighting**. Exterior lighting shall not exceed 150 Watts per parking area and no driveway lighting shall be allowed. The exterior lighting attached to the primary residence or a guest house shall not exceed two (2) 100 Watt flood lights per side of such buildings; provided, that all exterior lighting fixtures shall be shaded or located so as not to cause unreasonable glare to another Lot and neither the lighting elements nor translucent parts of any exterior lights shall be visible outside of the Subdivision.

n. **Signs**. No signs or advertising devices shall be erected or maintained on any lot, except a sign, not greater than 4 square feet in area, which identifies the address of the property and the name of the lot owner.

o. **Water Systems**. Each residential building shall be connected to a private water supply system at the sole expense of the owner, and such system shall conform to all applicable standards of the State of Wyoming, Teton County or any other regulatory agency.

p. **Sewage Disposal**. Each residential building shall be connected to a private sewage disposal system at the owners' sole expense, and such sewage disposal system shall conform to all applicable standards of the State of Wyoming, Teton County or other regulatory agency. No outdoor toilets shall be permitted, except for a twelve (12) month period during construction.

q. **Wildlife Protection**. It is recognized by the Declarants and the purchasers or owners of any lot within the property, that many wildlife species live on or migrate through the property during various times of year. The following limitations on use and development are intended, in addition to all the other requirements of these covenants, to protect, preserve and maintain the existing wildlife habitat on the property and to minimize the adverse effects of development on wildlife habitat:

(1) Lot owners and their guests and invitees shall not harass and interfere with wildlife.

(2) No hunting or shooting of firearms shall be allowed on any lot.

(3) No artificial feeding of moose, elk and deer shall be allowed on any lot.

r. Control of Noxious-Weeds. Lot owners shall take all actions necessary to control noxious weeds as defined by the Teton County Weed and Pest Control Board and/or the Association. Because the timing for effective control of noxious weeds is very critical, if a lot owner fails to respond immediately to a written request for weed control from the Association, the Association shall have the right to take care of such control services and shall have the right to enter upon any such lot to treat noxious weeds without any liability for trespass. In the event that the Association provides for noxious weed treatment as described herein, the owner of a lot treated for noxious weed control shall pay all costs incurred by the Association attributable to such Lot.

s. Satellite Dishes. A satellite dish shall be permitted on any lot, provided that, if requested by a majority of the members, any satellite dish shall be visually shielded from adjacent lots with shielding approved by the Association.

6. Violations-Enforcement-Liens-Costs. The limitations and requirements for land use and development set forth in these Covenants shall be enforceable by the Association, or by any owner of a lot within the property. Every owner of a lot within the property hereby consents to the entry of an injunction against him or her or his or her tenants or guests, to terminate and restrain any violation of these Covenants. Any lot owner who uses or allows his or her lot to be used or developed in violation of these Covenants further agrees to pay all costs incurred by the Association or a lot owner in enforcing these Covenants, including reasonable attorney's fees. The Association shall have a lien against each lot and the improvements thereon to secure the payment of any billing for common services, including snow removal and road maintenance and construction, a special assessment, or penalty or fine due to the Association from the owner of such property which is not paid within the time provided by these Covenants, plus interest from the date of demand for payment at the rate of ten percent (10%). The Association is authorized to record a notice of lien in the office of the County Clerk of Teton County, Wyoming, which shall include a description of the property and the name of the owner thereof and the basis for the amount of the lien. A copy of the notice of lien as filed in the County Clerk's Office shall be sent to the owner by certified or registered mail. Any lien may be foreclosed in any manner provided for foreclosures of mortgages by the statutes of the State of Wyoming. Alternatively, the Association shall have the right to initiate civil proceedings as allowed by Wyoming law to collect any delinquent assessment, billing

for common services and/or penalty. In addition to the principal amount of any assessment, charge for common service and/or penalty, plus interest, the Association shall be entitled to the payment of all costs incurred in the establishment or enforcement of any lien, and/or the costs involved in any civil proceeding, including filing costs and attorney's fees.

7. Amendment. These Covenants may be amended with the written consent of 75% of the lot owners of the property, except for the provisions of paragraphs 3.c.1), 5.e., 5.h., 5.l., 5.m., 5.q., 5.r., 7. and 8., the amendment of which shall also require the written consent of the Board of County Commissioners of Teton County.

8. Variance. A variance from the requirements of the development standards set forth in this Declaration may be permitted in the discretion of the Association, if seventy-five percent (75%) of the lot owners consent thereto; provided, however, a variance from the requirements of paragraphs 3.c.1), 5.e., 5.h., 5.l., 5.m., 5.q., 5.r., 7. and 8., shall also require the written consent of the Board of County Commissioners of Teton County.

9. Duration of Covenants. All of the Covenants, Conditions and Restrictions set forth herein shall continue and remain in full force and effect at all times against the property and the owners and purchasers of any portion thereof. If required by law, these Covenants shall be deemed to remain in full force and effect for twenty (20) year periods, and shall be automatically renewed for additional consecutive twenty (20) year periods unless all of the lot owners of the property subject to these Covenants otherwise agree in writing.

10. Severability. Any decision by a court of competent jurisdiction invalidating any part or paragraph of these Covenants shall be limited to the part or paragraph affected by the decision of the court, and the remaining paragraphs and the Covenants, Conditions and Restrictions therein shall remain in full force and effect.

11. Acceptance of Covenants. Every owner or purchaser of a lot within the property shall be bound by and subject to all of the provisions of this Declaration, and every lot owner or purchaser through his or her purchase or ownership expressly accepts and consents to the operation and enforcement of all of the provisions of this

Declaration.

12. First Right of Refusal. Every owner of a Lot within the Subdivision, by acceptance of a deed thereto, hereby grants each other owner within the Subdivision a right of first refusal to purchase said Lot owner's property within the Subdivision, in the following manner and upon the following terms and conditions:

At anytime that a Lot owner desires to sell their Lot and receives a bona fide offer to purchase such owner's real property (Lot) within the Subdivision, the selling Lot owner shall immediately give written notice to all other Lot owners of such offer and intent to sell, stating therein the purchase price for the property and all other terms and conditions of the offer to purchase.

The other Lot owners, each and any of them, shall have the right to purchase the Lot, on the exact terms of the offer; by giving written notice, to the selling Lot owner of their intent to exercise their right to purchase the property on the exact terms of the offer within ten (10) working days from the date of delivery of the notice of intent to sell. In the event the other Lot owner or owners fail to give notice of their intent to exercise their right of first refusal in the time and manner provided above, the right of first refusal shall be waived as to such offer only; and the selling Lot owner is free, without restriction, to close the sale of the property strictly in accordance with terms of the offer. In the event the sale to a third party fails to close, the right of first refusal shall revive and remain in effect until such Lot is sold to a third party non-Declarant.

The right of first refusal granted herein is the exclusive right of the Declarants originally executing these covenants and their heirs at law, and is not assignable or transferable. At such time as no original executing Declarant owns property in the Subdivision, this right of first refusal shall terminate and be of no force and effect.

Any one or all of the Declarants shall have the right to exercise the right of first refusal described above, and the ownership interest of each Lot owner in the Lot or Lots so purchased shall be in equal proportions to the number of Lot owners exercising the right of first refusal granted herein.


Those Lot owners choosing not to exercise such right on any occasion shall be

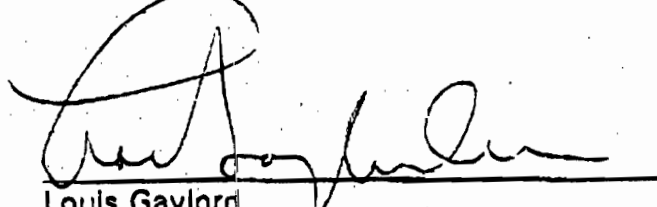
required to execute all documents necessary to pass clear title to the property to any purchaser whether a Declarant or third party purchaser.

IN WITNESS WHEREOF, Declarants have executed this Declaration effective the 24th day of August, 1994.

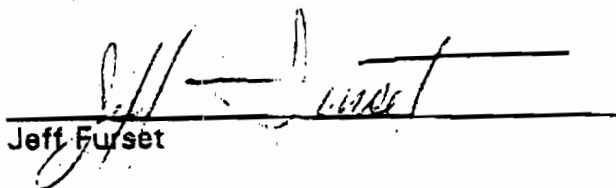
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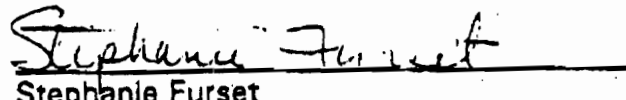

T. Brad Melches

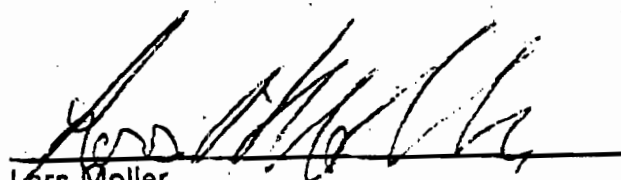

Michelle Melches



Louis Gaylord


Shelly Gaylord


Jeff Furset


Stephanie Furset


Lars Moller


Diane Cattabriga

STATE OF WYOMING)
)
COUNTY OF TETON) SS

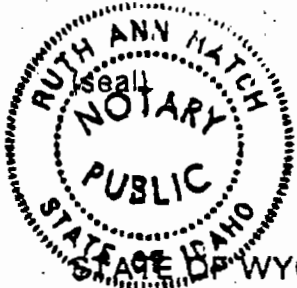
The foregoing instrument was acknowledged before me by T. Brad Melehes and Michelle Melehes, husband wife, this 24 day of August, 1994.



Ruth Ann Hatch
Notary Public
My Commission expires: 10-2-98

STATE OF WYOMING)
)
COUNTY OF TETON) SS

The foregoing instrument was acknowledged before me by Louis Gaylord and Shelly Gaylord, husband wife, this 24 day of August, 1994.



Ruth Ann Hatch
Notary Public
My Commission expires: 10-02-98

STATE OF WYOMING)
)
COUNTY OF TETON) SS

The foregoing instrument was acknowledged before me by Jeff Furset and Stephanie Furset, husband wife, this 24 day of August, 1994.



Ruth Ann Hatch
Notary Public
My Commission expires: 10-02-98

STATE OF WYOMING)
)
COUNTY OF TETON) SS

The foregoing instrument was acknowledged before me by Lars Moller and Diane Cattabriga, husband wife, this 24 day of August, 1994.



Ruth Ann Hatch
Notary Public
My Commission expires: 10-02-98

FILE COPY

DECLARATION FOR ESTABLISHMENT AND MAINTENANCE OF ACCESS AND UTILITY EASEMENT

RELEASED	
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ABSTRACTED	

T. Brad Melehes and Michelle Melehes, husband wife, Louis Gaylord and Shelly Gaylord, husband wife, Jeff Furset and Stephanie Furset, husband wife, and Lars Moller and Diane Cattabriga, husband and wife, (hereinafter collectively referred to as "Declarants"), are the joint owners of record of certain real property located in Teton County, Wyoming, and more particularly described as follows:

United States Government Lot 3, Section 7, Township 44 North, Range 118 West, 6th Prime Meridian, Teton County, Wyoming, hereinafter "the Property".

RECITALS

WHEREAS, contemporaneously with the filing of this Declaration, a subdivision plat of the Property creating F.G.M.M. Acres Subdivision is being filed of record in the Office of the Clerk of Teton County, Wyoming, said subdivision consisting of four (4) Lots, described as Lots 1 through 4; and,

WHEREAS, the Declarants, by this Declaration, desire and intend to establish roadway access and utility easements for the benefit and burden of the owners of the lots within F.G.M.M. Acres Subdivision ("the Property"); and,

WHEREAS, at the time of filing of this Declaration, there exist two (2) easements of record lying upon the Property and found in the Office of the clerk of Teton County, Wyoming in Book 217 of Photo at pages 684-701, as Instrument No. 292116 (Easement "A") and in Book 216 of Photos at pages 886-887, as Instrument No. 291537 (Easement "B") and described on the plat of the Property as Easements "A" and "B", respectively;

WITNESSETH:

NOW THEREFORE, the Declarants make the following declarations and covenants with respect to the Property.

1. Declarants hereby declare, convey and establish the following easements for roadway access for ingress and egress and utility service to and from the Lots within F.G.M.M. Acres Subdivision, including, but not limited to telephone, electrical transmission lines, television cables, pipelines and other communication services (but

Grantor: MELEHES, T BRAD ET AL
Grantee: THE PUBLIC
Doc 385031 bk 297 pg 0505-0508 Filed at 3:15 on 10/25/94
V Jolynn Coonce, Teton County Clerk fees: 12.00
By CLAIRES K ABRAMS Deputy

only to the extent said utilities are buried underground):

a. Easement "C". - A strip of land forty feet (40') in width lying and running along the entire western boundary of U.S. Government Lot 3, Section 7, Township 44 North, Range 118 West, 6th Prime Meridian, Teton County, Wyoming being a portion of Easement "A" described above; provided, no owner of the Property or any Lot therein shall directly access the Property from a permanent or improved roadway from Easement "A" and "C", (excluding utility service) except upon and by way of Easements "B", "D" and "E" described below.

b. Easement "D" - A strip of land sixty feet (60') in width lying and running along a portion of the southern boundary of the Property, commencing forty feet (40') from the western boundary of the Property and running east a distance of 637.05 feet.

c. Easement "E". - A strip of land being thirty feet (30') on each side of the following described centerline: From the Northwest corner of Government Lot 3, Section 7, Township 44 North, Range 118 West, 6th Prime Meridian, Teton County, Wyoming, South 30'; and S 89 degrees 58' 00" E, 667.46' to the centerline point; thence S 00 degrees 01' 09" W, a distance of 704.96'. The Declarants acknowledge that it is their intent not to use or improve Easement E unless necessary to gain lawful access to Lots 3 and 4 of the Subdivision, and that Easement E is being established solely for the benefit of said Lots 3 and 4. At such time as State Line Road is improved to standards required by the regulations of Teton County, Wyoming, said Easement "E" shall automatically vacate and extinguish by operation of the completion of such improvements and the Property shall be relieved of the burden of said Easement "E". At such time as State Line Road is improved to Teton County, Wyoming standards as described above, if one or more Declarants desire, or Teton County, Wyoming authorities require, that an amended plat be filed removing Easement E from the existing plat of the Subdivision, all owners of Lots within the Subdivision shall be required to sign the plat so amended.

In the event that Easement "E" is developed and improved by one or both of the owners of Lots 3 and 4 of the Subdivision prior to its vacation and extinguishment as provided herein, the owner or owners responsible for any such improvement or development shall promptly, at such owner or owner's sole expense, reclaim and restore the land so disturbed to its natural condition existing prior to such improvement.

2. Easements Appurtenant. The easements hereby created are for the benefit of and appurtenant to the Lots within the Property served by said easements, which easements shall run with the land, except as provided herein for Easement E.

3. Private and Public Easement. Easements "D" and "E" shall constitute and be private roadways and utility easements, with a non-exclusive right-of-way granted to each owner of a lot within F.G.M.M. Acres Subdivision. All easements established hereby are subject to the "Declaration of Covenants, Conditions and Restrictions for

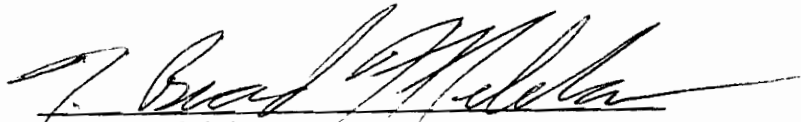
F.G.M.M. Acres Subdivision filed contemporaneously with this Declaration.

The west thirty feet (30') of Easement "C" has previously been dedicated a perpetual public easement by that certain "Agreement" recorded in the Office of the Clerk of Teton County, Wyoming, and found at Book 217 of Photo pages 684-701. Accordingly, insofar as Declarants are empowered to do so, Easement C described hereinabove shall be, and hereby is, dedicated to use of the County of Teton, Wyoming and the general public.

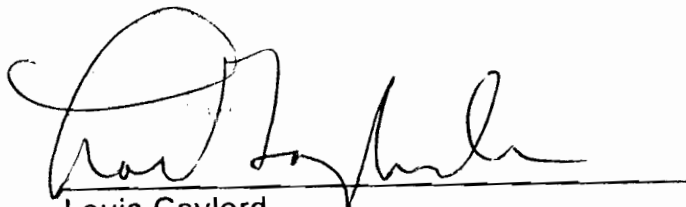
The Declarants reserve the right to grant, convey or establish easements upon Easement "C" to additional parties.

IN WITNESS WHEREOF, the Declarants have executed this Declaration effective the 24th day of August, 1994.

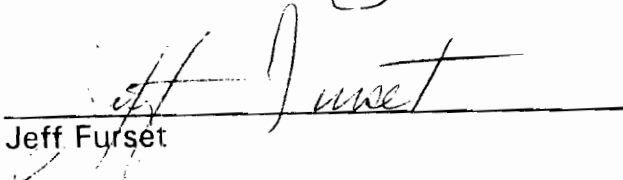
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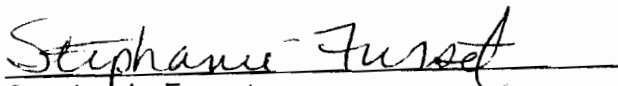

T. Brad Melehes


Michelle Melehes


Louis Gaylord


Shelly Gaylord


Jeff Furset


Stephanie Furset

ROAD & UTILITY EASEMENT

LARS MOLLER, DIANE CATTABRIGA, LOUIS GAYLORD, SHELLY GAYLORD, JEFF FURSET, STEPHANIE FURSET, T. BRAD MELEHES AND MICHELLE MELEHES, Grantors, of Teton County, Wyoming, for One Dollar (\$1.00) and other good and valuable consideration in hand, receipt whereof is hereby acknowledged, grant to the grantees, Teton County, Wyoming and the Public, a forty (40) foot road and utility easement described as being:
The western forty (40) feet of U.S. Government Lot 3, Section 7, Township 44 North, Range 118W, 6th P.M. Teton County, Wyoming.
Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption laws of the State of Wyoming.

Witness our hands this fourth day of August, 1993.

Lars Moller

Lars Moller

Diane Cattabriga

Diane Cattabriga

Louis Gaylord

Louis Gaylord

Shelly Gaylord

Shelly Gaylord

Jeff Furset

Jeff Furset

Stephanie Furset

Stephanie Furset

T. Brad Melehes

T. Brad Melehes

Michelle Melehes

Michelle Melehes

State of Idaho)
County of Idaho)

SS

Grantor: MOLLER, LARS ET AL
Grantee: TETON COUNTY
Doc 357569 bk 274 pg 1065 Filed at 2:47 on 08/11/93
V Jolynn Coonce, Teton County Clerk fees: 6.00
By CLAIRE K ABRAMS Deputy

The foregoing instrument was acknowledged before me by Lars Moller, Diane Cattabriga, Louis Gaylord, Shelly Gaylord, Jeff Furset, Stephanie Furset, T. Brad Melehes and Michelle Melehes this fourth day

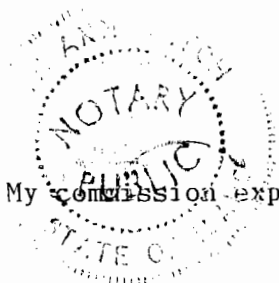
of August, 1993.

Witness my hand and official seal.

RELEASED	
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input checked="" type="checkbox"/>

Ruth Ann Hatala

Notary Public



My commission expires: 10/02/1998

ROAD & UTILITY EASEMENT

LARS MOLLER, DIANE CATTABRIGA, LOUIS GAYLORD, SHELLY GAYLORD, JEFF FURSET, STEPHANIE FURSET, T. BRAD MELEHES AND MICHELLE MELEHES, Grantors, of Teton County, Wyoming, for One Dollar (\$1.00) and other good and valuable consideration in hand, receipt whereof is hereby acknowledged, grant to the grantees, Lot 3 and Lot 4 of F.G.M.M. Acres Subdivision, Teton County, Wyoming being located in U.S. Government Lot 3 of Section 7, Township 44N, Range 118W, 6th P.M. Teton County, Wyoming, a sixty (60) foot road and utility easement for ingress and egress to said lots, being described as:

From the SW corner of said U.S. Government Lot 3, S 89°57'32"E, 40.00 feet to the true point of beginning;
Thence N 00°00'04"E, 60.00 ft.; thence S 89°57'32"E, 637.07 ft.;
thence S 00°01'09"W, 60.00 ft.; thence N 89°57'32"W, 637.05 ft. to the point of beginning.

Hereby releasing and waiving any and all rights under and by virute of the Homestead Exemption laws of the State of Wyoming.

Witness our hands this Tenth day of August, 1993.

[Signature]
Lars Moller

[Signature]
Diane Cattabriga

[Signature]
Louis Gaylord

[Signature]
Shelly Gaylord

[Signature]
Jeff Furset

[Signature]
Stephanie Furset

RELEASED	
INDEXED	✓
ABSTRACTED	✓

[Signature]
T. Brad Melehes

[Signature]
Michelle Melehes

State of Idaho)
County of Teton)

SS

Grantor: MOLLER, LARS ET AL
Grantee: THE PUBLIC
Doc 357570 bk 274 pg 1066 Filed at 2:55 on 08/11/93
V Jolynn Coonce, Teton County Clerk fees: 6.00
By CLAIRE K ABRAMS Deputy

The foregoing instrument was acknowledged before me by Lars Moller, Diane Cattabriga, Louis Gaylord, Shelly Gaylord, Jeff Furset, Stephanie Furset, T. Brad Melehes and Michelle Melehes this Tenth day of August, 1993.

Witness my hand and official seal.



[Signature]
Notary Public

My Commission expires: 10/02/1998