

WARRANTY DEED

SUGARLAND DEVELOPMENT COMPANY, A Wyoming Partnership, Grantor,
for and in consideration of Ten Dollars (\$10.00), and other good and
valuable consideration, in hand paid, receipt whereof is acknowledged,
CONVEYS AND WARRANTS to LARRY C. NICHOLLS AND VICKIE NICHOLLS, Husband and
Wife, as Tenants by the Entireties, Grantees, whose address is P.O. Box
3268, Logan, Utah 84321, the following described real estate, situate in
Sheridan County, State of Wyoming, hereby releasing and waiving all rights
under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT A attached hereto and by reference incorporated herein.

TOGETHER WITH all improvements situate thereon, and easements and
appurtenances thereunto belonging; and

SUBJECT TO all reservations, restrictions, covenants, easements and
rights of way of record and of sight; and

AND FURTHER SUBJECT TO those leases described on Exhibit B attached
hereto and by reference incorporated herein.

WITNESS my hand this 22 day of July, 1997.

SUGARLAND DEVELOPMENT COMPANY

By: Homer Scott
General Partner

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Homer Scott,
General Partner of Sugarland Development Company, this 22 day of July,
1997.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: June 14, 1999

EXHIBIT "A"

Lots 10 and 11, and an undivided Twenty Nine Per-Cent (29%) interest in Lot 12 of Sugarland Plaza Subdivision, a subdivision in Sheridan County, Wyoming, as filed in Drawer S, Plat No. 95 in the office of the Sheridan County Clerk.

Reserving unto the Grantor for the use and benefit of the owners and lessees of Lots No. 5 through 12 of Sugarland Plaza Subdivision an access easement described as follows:

A tract of land twenty four (24) feet wide located within Lots 10 and 11 of Sugarland Plaza Subdivision, being located twelve (12) feet on each side of the following described centerline:

Beginning at a point located on the west line of said Lot 11, thence S74°28'05"E, 28.38 feet; thence S67°48'50"E, 73.20 feet; thence S64°46'40"E, 13.69 feet to the point on the west line of said Lot 10; thence S64°46'40"E, 17.81 feet; thence S41°10'00"E, 19.16 feet; thence S89°40'00"E, 71.38 feet to a point on the east line of said Lot 10, said tract containing 5367 square feet, more or less.