

WARRANTY DEED

Powder Horn Ranch, LLC, a Wyoming Limited Liability Company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE(S), **William B. Ebzery, Custodian FBO Katharine E. Ebzery and Matthew McGregor Ebzery**, whose address is P. O. Box 6387, Sheridan, WY 82801, the following described real estate, situate in Sheridan 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:

Lot 10, Block F, Powder Horn Ranch, Planned Unit Development, Phase One. A subdivision in Sheridan County, Wyoming, filed as Plat #P-36.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building an zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 5th day of July, 2001.

POWDER HORN RANCH, LLC

By: Homer Scott Jr

Manager

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Homer Scott Jr, this 5th day of July, 2001.

Witness my hand and official seal.



Donna M Shreeve
Notary Public

My Commission Expires 2-23-2002