

WARRANTY DEED

Terrence A. Hughes, Grantor, individually as a single person, for and in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, CONVEYS AND WARRANTS to Kristopher M. Powers and Amber M. Powers, a married couple as tenants by the entireties, 1050 North Sheridan Avenue, Sheridan, Wyoming 82801, the following described real property located in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

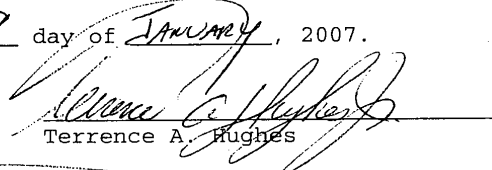
Please see Exhibit "A" attached hereto.

TOGETHER with all improvements situate thereon.

SUBJECT TO all easements, covenants, reservations and restrictions of record.

Grantor hereby reserves an easement, legally described on attached Exhibit "B," to serve those lands retained by him and legally described on attached Exhibit "C." The purpose of the easement is for ingress and egress. Such easement burdens the lands conveyed herein.

WITNESS my hand this 19 day of January, 2007.


Terrence A. Hughes


STATE OF WYOMING

County of Sheridan

) ss.
)

The foregoing instrument was acknowledged before me this 19 day of Jan, 2007, by Terrence A. Hughes.

WITNESS my hand and official seal.


Notary Public

My Commission expires: 1-9-09.

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563651 WARRANTY DEED
BOOK 481 PAGE 0342
RECORDED 01/25/2007 AT 01:55 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

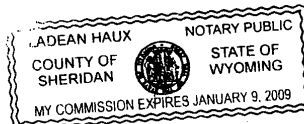


EXHIBIT A

40 Acre Tract

A tract of land located in the NW1/4NW1/4, Section 9 and the NE1/4NE1/4, Section 8, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming and more particularly described as follows;

BEGINNING at the W1/16 corner of said Section 9; Thence South 00°14'15" East 1325.02 Feet To A Point on the South line on of the N1/2NW1/4 Section 9; Thence with said South line South 89°45'45" West 1628.35 Feet To A Point on the Northeast Right Of Way of County Road 97 (Earley Creek Road); Thence with said Right Of Way North 36°55'50" West 149.97 Feet To A Point; Thence continuing with said Right Of Way North 41°48'14" West 135.84 Feet To A Point; Thence leaving said Right Of Way North 46°45'20" East 645.94 Feet To A Point on the West line of Said Section 9; Thence North 44°14'22" East 928.50 Feet To A Point on the North Line of said Section 9; Thence with said North line North 89°45'31" East 685.21 Feet To the point of BEGINNING, having an area of 1,742,400.00 Square Feet, 40.00 Acres

EXHIBIT B

Access Easement

A 50 Foot by 25 Foot access easement located in the NW1/4NW1/4, Section 9, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming and more particularly described as follows;

BEGINNING at the W1/16 corner of said Section 9; Thence South 00°14'15" East 25.00 Feet To A Point; Thence South 89°45'31" West 50.00 Feet To A Point; Thence North 00°14'15" West 25.00 Feet To A Point on the North line of the tract on which this Easement is located; Thence with said North line North 89°45'31" East 50.00 Feet To the point of BEGINNING, having an area of 1,250.00 Square Feet, 0.03 Acres

EXHIBIT C

Original Tract Less 40 Acres

Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 4: SW1/4SW1/4

Section 5: SE1/4SE1/4

Section 9: N1/2NW1/4

Section 8: That portion of the NE1/4NE1/4 lying northeast of the center of Sheridan County Road No. 97 (Earley Creek Road) Excluding a 40 Acre tract described as follows;

A tract of land located in the NW1/4NW1/4, Section 9 and the NE1/4NE1/4, Section 8, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming and more particularly described as follows;

BEGINNING at the W1/16 corner of said Section 9; Thence South 00°14'15" East 1325.02 Feet To A Point on the South line on of the N1/2NW1/4 Section 9; Thence with said South line South 89°45'45" West 1628.35 Feet To A Point on the Northeast Right Of Way of County Road 97 (Earley Creek Road); Thence with said Right Of Way North 36°55'50" West 149.97 Feet To A Point; Thence continuing with said Right Of Way North 41°48'14" West 135.84 Feet To A Point; Thence leaving said Right Of Way North 46°45'20" East 645.94 Feet To A Point on the West line of Said Section 9; Thence North 44°14'22" East 928.50 Feet To A Point on the North Line of said Section 9; Thence with said North line North 89°45'31" East 685.21 Feet To the point of BEGINNING, having an area of 1,742,400.00 Square Feet, 40.00 Acres