

WARRANTY DEED

Brian N. Beisher, a single man, Grantor, for and in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, CONVEYS AND WARRANTS to Peter M. Eliason and Collette D. Eliason, of P.O. Box 743, Big Horn, 82833 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:

Lot 2 of the Big Horn Valley Estates Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book B of Plats, Page 39.

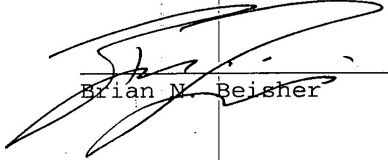
TOGETHER with all improvements situate thereon.

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

FURTHER SUBJECT TO an easement as legally described on Exhibit B attached hereto, which easement benefits and is appurtenant to Lot 1 of the Big Horn Valley Estates Subdivision owned by Grantor; the use of said easement is to be for any purpose as desired by Grantor, his invitees and his successors in interest; and

FURTHER SUBJECT TO any and all discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

WITNESS my hand this 9TH day of July, 2007.


Brian N. Beisher

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 9th day of July, 2007, by Brian N. Beisher.

WITNESS my hand and official seal.


Notary Public

My Commission expires: 5-13-10

580165 WARRANTY DEED
BOOK 487 PAGE 0413
RECORDED 07/10/2007 AT 03:00 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK



Exhibit B

An easement located within Lot 2, Big Horn Valley Estates Subdivision, a subdivision of Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the southwest corner of said Lot 2; thence along the southwesterly boundary of said Lot 2, S55°23'43"E, 341.58 feet to a point on the westerly right of way of Valley Road; thence along said westerly right of way along a curve to the right with a length of 117.38 feet, a radius of 280.00 feet, a delta angle of 24°01'09", a chord bearing of N30°28'54"E, and a chord length of 116.52 feet; thence leaving said westerly right of way N74°37'26"W, 352.89 feet to the point of beginning. Said easement contains 0.445 acres, more or less.