

WARRANTY DEED

**FALCON RIDGE LLC, a Wyoming Limited Liability Company**, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **CHARLES P. FITZPATRICK AND VIOLET L. FITZPATRICK, TRUSTEES OF THE FITZPATRICK FAMILY TRUST, UNDER DECLARATION OF TRUST DATED APRIL 12, 1995** (herein referred to as "Grantees"), whose address is 546 Falcon Ridge Court, Sheridan, Wyoming 82801, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Lot 39 of the Falcon Ridge Development, a subdivision in Sheridan County, Wyoming, as recorded December 12, 1994, in Drawer F, Plat #13.

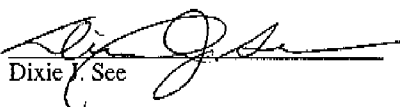
TOGETHER WITH all improvements located thereon or appurtenant thereto.

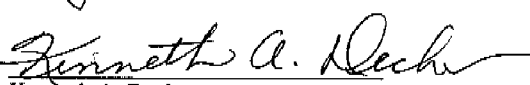
SUBJECT, HOWEVER, to all utility easements, restrictive covenants, mineral reservations, zoning restrictions and building restrictions of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 19 day of June, 1998.

FALCON RIDGE, LLC

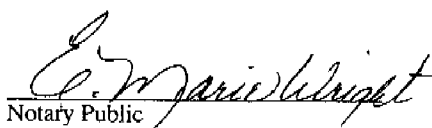
  
Dixie J. See

  
Kenneth A. Decker

STATE OF WYOMING           )  
  : ss.  
County of Sheridan         )

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 19 day of June, 1998, by Dixie J. See and Kenneth A. Decker.

WITNESS my hand and official seal.

  
Notary Public

Commission expires: 6-18-2000

