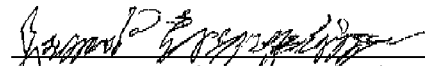


WARRANTY DEED

James P. Evangeline, Trustee and Successor Trustee of the Evangeline Family Trust dated October 7, 1992, Grantor, of Sheridan County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, **CONVEY AND WARRANT** to Dale E. Buckingham and Gwendolyn K. Buckingham, husband and wife as joint tenants with right of survivorship, Grantees, whose address is 1103 Emerson Street, Sheridan, WY 82801, 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:

Lots 34 and 33 and the North fourteen and one-half feet of Lot 32, in Taylor's Subdivision of Block 2, of Fifth Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.


WITNESS my hand this 20th day of December, 1997.


James P. Evangeline, Trustee and Successor
Trustee of the Evangeline Family Trust
Dated October 7, 1992

STATE OF MONTANA)
) §
COUNTY OF YELLOWSTONE)

The foregoing instrument was acknowledged before me by James P. Evangeline, Trustee and Successor Trustee of the Evangeline Family Trust dated October 7, 1992 on this 20th day of December, 1997.

Witness my hand and official seal.


Notary Public

My Commission expires:

April 15, 1998