

## WARRANTY DEED

Dana A. Kerns and Alice F. Kerns, husband and wife, GRANTOR(S), 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, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), Francis Patrick Boyd and Lisa Friedrich Boyd, husband and wife, as tenants by the entirety, whose address is P.O. Box 340, Dayton, WY, 82836, 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:

**A tract of land within the East Half of the Northwest Quarter (E1/2NW1/4) and within Lot 1 (NW1/4NW1/4) and within Lot 2 (SW1/4NW1/4) of Section 31, Township 58 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:**

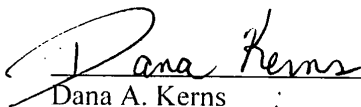
Beginning at the Southwest Corner of said Lot 2, being the West Quarter Corner of said Section 31; thence along the west line of said Section 31 N0°05'32"W, 1799.80 feet to a point on a fence line; thence along said fence line (and fence line extended) N88°06'10"E, 1676.76 feet; thence S0°29'29"W, 1860.12 feet to a point on the east-west centerline of said Section 31; thence along said east-west centerline N89°50'10"W, 1657.00 feet to the point of beginning, said tract containing 70.00 acres, more or less.

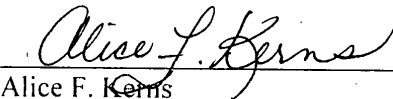
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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 and zoning regulations and city, state and county subdivision laws.

Reserving unto the Grantors herein one-half of all remaining minerals including but not limited to oil and gas together with the right to enter upon the surface to explore for and extract the same, subject to reasonable compensation to the surface owner for resulting damage thereto.

WITNESS our hand(s) this 16 day of June, 2004.

  
Dana A. Kerns

  
Alice F. Kerns

State of Wyoming )  
 )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Dana A. Kerns and Alice F. Kerns, this 16th day of June, 2004.

Witness my hand and official seal.

Carolyn A. Byrd  
Notary Public

My Commission Expires: 7-25-07

