

WARRANTY DEED

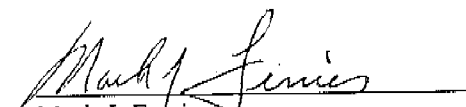
Mark J. Ferries and Colleen A. Ferries, husband and wife, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), The Phoenix Limited Partnership, whose address is P. O. Box N, Sheridan, WY 82801, 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:

Tract 1 of Ferries Minor Subdivision. A subdivision in Sheridan County, Wyoming, as filed in Drawer F of Plats, Number 15, in the Office of the Sheridan County Clerk.

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.

WITNESS our hand(s) this 11 day of Jan., 2001.2

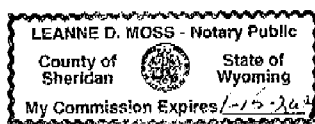

Mark J. Ferries

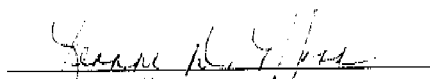

Colleen A. Ferries

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Mark J. Ferries and Colleen A. Ferries this 11th day of January, 2001.2

Witness my hand and official seal.




Notary Public

My Commission Expires January 15, 2004