

WARRANTY DEED

JACKSON ELECTRIC, INC., a Wyoming corporation, grantor, of Sheridan County, Wyoming, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to J2, INC., a Wyoming corporation, grantee, whose address is 661 Broadway, Sheridan, Wyoming 82801, the following described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lots 4, 5, 6, 7 and 8, Block 14, and Lots 14, 15 and 16, Block 13, Original Town, now City of Sheridan, Sheridan County, Wyoming;

And, Lots 9, 10 and the North 25 feet of Lot 11, Block 17, Original Town, now City of Sheridan, Sheridan County, Wyoming.

Subject to all existing building and zoning regulations, reservations, exceptions, easements, rights-of-way and restrictions and covenants of record.

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

WITNESS my hand this 27 day of Dec., 2002.

JACKSON ELECTRIC, INC., a Wyoming
Corporation

BY: _____

DAVE SORENSEN, President

ACKNOWLEDGEMENT

STATE OF WYOMING)

) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 31 day of December, 2002, by Dave Sorensen, President, on behalf of Jackson Electric, Inc, a Wyoming corporation.

WITNESS MY HAND & OFFICIAL SEAL.

Uigal G. Kinnel
Notary Public

My Commission Expires: February 2, 2006