

**WARRANTY DEED**

Thomas H. Niethammer and Elizabeth M. Niethammer, Trustees, or their successors in trust, under the Thomas H. Niethammer Living Trust, dated August 31, 2000, and any amendments thereto, an undivided one-half interest, and Elizabeth M. Niethammer and Thomas H. Niethammer, Trustees, or their successors in trust, under the Elizabeth M. Niethammer Living Trust, dated August 31, 2000, and any amendments thereto, an undivided one-half interest, as tenants in common, 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), Randy H. Russell and Barbara J. Russell, husband and wife, as tenants by the entirety, whose address is P.O. Box 26663, Nyssa OR 97913, 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:

**Lot 1, Block J, Powder Horn Ranch, Planned Unit Development, Phase Two. A subdivision in Sheridan County, Wyoming, filed as Plat #P-38.**

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

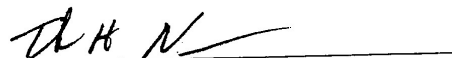
Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hand(s) this 20 day of <sup>June</sup>~~May~~, 2006.

Elizabeth M. Niethammer Living  
Trust

  
Elizabeth M. Niethammer, Trustee

Thomas H. Niethammer Living  
Trust

  
Thomas H. Niethammer, Trustee

State of Wyoming )  
 )ss  
County of Sheridan )

On this 20 day of <sup>June</sup>~~May~~, 2006, before me personally appeared Thomas H. Niethammer to me personally known, who, being by me duly sworn, did say that he is a Trustee of the Thomas H. Niethammer Living Trust, dated August 31, 2000, and any amendments thereto, and the Elizabeth M. Niethammer Living Trust, dated August 31, 2000, and any amendments thereto, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.



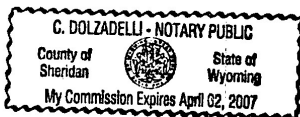
C. Dolzadelli  
Notary Public

My Commission Expires 4-2-07

State of Wyoming )  
 )ss  
County of Sheridan )

On this 20 day of <sup>June</sup>~~May~~, 2006, before me personally appeared Elizabeth M. Niethammer to me personally known, who, being by me duly sworn, did say that she is a Trustee of the Elizabeth M. Niethammer Living Trust, dated August 31, 2000, and any amendments thereto, and the Thomas H. Niethammer Living Trust, dated August 31, 2000, and any amendments thereto, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.



C. Dolzadelli  
Notary Public

My Commission Expires 4-2-07