

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that Gardner Kirk Talbot, Successor Trustee of the Revocable Trust of Gardner T. Talbot and Eva Talbot of March 16, 1995, of Natrona County, Wyoming, for valuable consideration, the receipt of which is hereby confessed and acknowledged, hereby conveys and quitclaims to Jane Ann Scheuerman and Eugene D. Scheuerman, Wife and Husband, 48 Beckton Road, Dayton, Wyoming 82836, all right, title, interest, claim, and demand which it has in and to the following real property, including all buildings, additions, fences, and other improvements upon the described real property, situate in Sheridan County, Wyoming, to-wit:

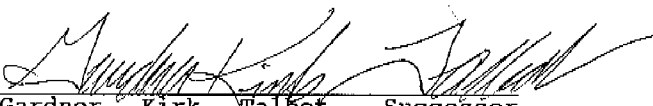
Property at 48 Beckton, Dayton, Sheridan County, Wyoming, legally described as:

Beginning at a point North 89° 58' West, a distance of 220 feet from the Southeast corner of Section 32, Township 57 North, Range 86 West, said point beginning on east right-of-way fence of County Road; thence North 89° 58' West, a distance of 724.7 feet, thence North 1° 06' West, a distance of 270.75 feet, thence South 89° 56' East, a distance of 730.6 feet to east right-of-way, thence South 0° 03' West, a distance of 270.6 feet along each right-of-way to point of beginning; said tract containing 4.521 acres. Together with all improvements situate thereon, and all water, water rights, ditch and ditch rights thereunto appertaining.

Also a road right-of-way, as a means of ingress and egress to the tract from the County Road across the North thirty feet of the East 730 feet of the tract conveyed by Frank H. Jolovich and Carole S. Jolovich to Thomas D. Swedelius and Elizabeth A. Swedelius as described in the Deed recorded in Book 223 of Deeds at Page 430 in the Office of the County Clerk of Sheridan County, Wyoming.

Subject to all easements, rights-of-way, covenants, and encumbrances of record.

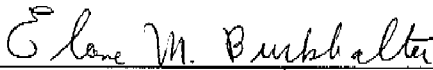
DATED this 23rd day of May, 1996.


 Gardner Kirk Talbot, Successor
 Trustee of the Gardner T. Talbot and
 Eva Talbot Revocable Trust dated
 March 16, 1995

STATE OF WYOMING)
) ss.
 COUNTY OF NATRONA)

27th The foregoing Trustee's Deed was acknowledged before me this
 day of May, 1996, by Gardner Kirk Talbot, Successor Trustee of
 the Gardner T. Talbot and Eva Talbot Revocable Trust dated March
 16, 1995.

Witness my hand and official seal.


 Notary Public

My Commission Expires:

