

WARRANTY DEED

STEVEN C. SWITZER and ANNA M. SWITZER, husband and wife, grantors,
of Sheridan County, State of Wyoming, for and in consideration of
One Dollar (\$1.00), and other good and valuable consideration, in
hand paid, receipt whereof is hereby acknowledged, CONVEY AND
WARRANT TO BENJAMIN R. BARNARD, a married person dealing in his
sole and separate property, grantee, whose address is P.O. Box
453, Dayton, Sheridan, Wyoming, 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 located in the NW1/4 of Section 14, T. 56
N., R. 87 W. of the 6th Principal Meridian, Sheridan
County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of said Section 14;
thence N. 89°36'22" E., 1737.13 feet along the north
section line of section 14; thence S. 6°31'26" W.,
1058.88 feet; thence S. 65°34'14" W., 1776.61 feet to a
point on the west section line of section 14; thence N.
0°01'30" E., 1774.84 feet along said west section line to
the point of beginning.

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

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

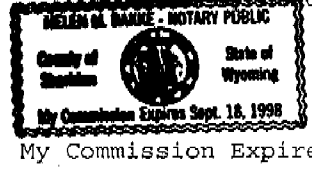
WITNESS our hands this 9th day of October, 1996.

Steven C Switzer
STEVEN C. SWITZER
Anna M. Switzer
ANNA M. SWITZER

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was acknowledged before me by
STEVEN C. SWITZER and ANNA M. SWITZER, this 9th day of October,
1996.

WITNESSES my hand and official seal.



Steven M. Barnard
NOTARY PUBLIC

My Commission Expires: 9-18-98