

WARRANTY DEED

CHARLES E. DEXTER and DONNA M. DEXTER, husband and wife, of the City of Sheridan, Sheridan County, Wyoming, for and in consideration of Ten & No/100ths (\$10.00) Dollars in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to CHARLES E. DEXTER and DONNA M. DEXTER, as trustees the DEXTER FAMILY TRUST dated February 21, 2002, an intervivous revocable trust, whose address is 261 East College Street, Sheridan, Wyoming 82801, the following described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

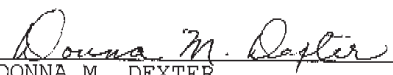
Lot 18 and the West Five (5) feet of Lot 19,
Block 11, South Park Addition to the City
of Sheridan, Sheridan County, Wyoming, together
with all improvements thereon and all
appurtenances and hereditaments thereunto or in
anywise appertaining or belonging.

SUBJECT TO all of the general taxes for the year 2002,
and all subsequent taxes and assessments.

ALSO SUBJECT TO all reservations, restrictions,
rights-of-way, easements and covenants of record and as may
appear upon the premises.

WITNESS OUR HANDS this 21st day of February, 2002.


CHARLES E. DEXTER


DONNA M. DEXTER

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by
Charles E. Dexter and Donna M. Dexter, husband and wife,
this 21st day of February, 2002.

WITNESS my hand and official seal.



Notary Public

A handwritten signature in dark ink, appearing to read "James P. Castberg", written over a horizontal line.

My Commission expires: 11-1-05.

TRUST NAME AFFIDAVIT

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

Charles E. Dexter and Donna M. Dexter, individually upon their oaths, depose and say as follows:

1. We are the Trustors of the DEXTER FAMILY TRUST, an Intervivos Trust, created by Trust Agreement dated February 21, 2002.

2. Under the terms of said trust, Charles E. Dexter and Donna M. Dexter shall act as Trustees, while living and competent, and upon the death of Charles E. Dexter or his being unable to serve, then Russell P. Dexter shall serve as a successor Trustee and upon the death of Donna M. Dexter or her being unable to serve, then Dr. Ken Morse shall serve as a successor Trustee.

3. The following described real property has been placed in the trust:

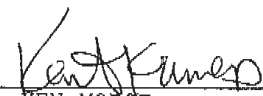
Lot 18 and the West Five (5) feet of Lot 19,
 Block 11, South Park Addition to the City of
 Sheridan, Sheridan County, Wyoming, together
 with all improvements thereon and all appurtenances
 and hereditaments thereunto or in anywise appertaining
 or belonging.

4. Specimen signatures of the trustees and successor trustees are as follows:


 CHARLES E. DEXTER


 DONNA M. DEXTER


 RUSSELL P. DEXTER


 DR. KEN MORSE

5. By virtue of the terms of said trust, the Trustees or the successor Trustees have full power and authority to convey, lease, mortgage, or otherwise encumber the above-described property interests, and the Trustees or successor Trustees have full power and authority to acquire interest in other property or

to borrow in the name of, or incur obligations or liabilities on behalf of the Trust.

DATED this 21st day of February, 2002.

Charles E. Dexter
CHARLES E. DEXTER

Donna M. Dexter
DONNA M. DEXTER

The foregoing instrument was acknowledged before me by Charles E. Dexter and Donna M. Dexter this 21st day of February, 2002.

Witness my hand and official.



James P. Castberg
Notary Public

My commission expires: 11-1-05