

WARRANTY DEED

E. Annie Proulx, Trustee of the E. Annie Proulx Trust dated March 27, 1997, GRANTOR(S), of Albany 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), **Todd E. Rizer and Cherry D. Rizer, husband and wife, as tenants by the entirety, whose address is 1720 Northwood Drive, Albany, GA 31707, 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 NW1/4SW1/4 of Section 16, T54N, R77W of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the W1/4 corner of said Section 16, being a Glo Brass Cap dated 1946; thence N89°23'54"E, 1250.00 feet to a point; thence S00°36'06"E, 1184.53 feet to a point; thence N90°00'00"W, 1339.14 feet to a point on the Westerly section line; thence along said section line N03°45'00"E, 1173.85 feet to the point of beginning.

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 my hand(s) this 11th day of January, 2005.

E. Annie Proulx Trust dated March 27, 1997

E. A. Proulx, Trustee

E. Annie Proulx, Trustee

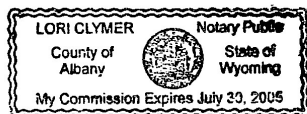
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BOOK 459 PAGE 0767
RECORDED 01/14/2005 AT 04:30 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

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State of Wyoming)
County of Albany)s

On this 11th day of January, 2005, before me personally appeared E. Annie Proulx, to me personally known, who, being by me duly sworn, did say that she is the Trustee of the E. Annie Proulx Trust dated March 27, 1997, 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.



Lori Clymer
Notary Public

My Commission Expires 30 July 2005