

WARRANTY DEED

John J. Balkenbush and Lois M. Balkenbush, Trustees of the John and Lois Balkenbush Trust under agreement dated May 12, 2000 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), S & J Rental Enterprises, a limited liability company, whose address is 155 West Loucks, Sheridan, WY, 82801, 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:

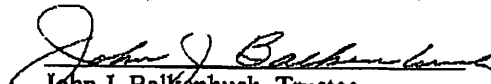
The East 33 feet of Lot 12, Block 6, Alger Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

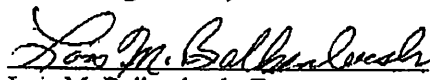
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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 hands this 17th day of July, 2001.

John and Lois Balkenbush Trust


John J. Balkenbush, Trustee

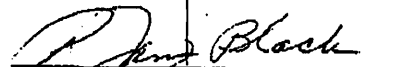

Lois M. Balkenbush, Trustee

State of Wyoming)
)ss
County of Sheridan)

On this 17th day of July, 2001, before me personally appeared John J. Balkenbush and Lois M. Balkenbush, to me personally known, who, being by me duly sworn, did say that they are the Trustees of the John and Lois Balkenbush Trust under Agreement dated May 12, 2000, that this instrument was signed on behalf of the Trust, that the Trustees had the authority under the terms of the written trust instrument, and that the Trustees acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.




Notary Public

My Commission Expires _____