

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made and executed this 28th day of September, 2007, by and between VERA LAVON HEIDE, the duly appointed, qualified and acting Personal Representative of the Estate of Dean B. Copp, deceased, whose address is 40 South Main, Sheridan, Wyoming 82801, herein sometimes referred to as "Grantor" and RYAN J. MILLER, a single person, herein sometimes referred to as "Grantee."

WITNESSETH, That:

WHEREAS, Dean B. Copp died on the 14th day of January, 2007 in the City of Sheridan, in the County of Sheridan, in the State of Wyoming. Upon the date of death, decedent was a resident of Sheridan County, State of Wyoming. Decedent died leaving a Last Will and Testament ("Will"); and

WHEREAS, on the 25th day of January, 2007, the District Court for the Fourth Judicial District, Sheridan County, Wyoming issued an order admitting the Will to probate and appointing Vera Lavon Heide as Personal Representative of the Estate of Dean B. Copp, Probate No. 2007-10, and Letters of Administration were issued on the 29th day of January, 2007;

WHEREAS, the Personal Representative did obtain Court authority to sell the hereinafter described property; the said Order having been entered by the Court on July 12, 2007, in the District Court in and for Sheridan County, Wyoming, in the Estate of Dean B. Copp, deceased;

WHEREAS, the Personal Representative did enter into a Contract to Buy and Sell Real Estate on August 21, 2007, and an Addendum thereto on September 20, 2007, whereby the Personal Representative did contract to sell the below described real property for the amount of One Hundred Forty Thousand Dollars (\$140,000.00) to RYAN J. MILLER.

WHEREAS, the Court, by Order Confirming the Sale of Real Property, did find that said sale was legally made and fairly conducted and that One Hundred Forty Thousand Dollars (\$140,000.00), was not disproportionate to the value of the property sold, and that a greater sum than the amount specified above could not be obtained.

NOW, THEREFORE, the Personal Representative of the Estate of Dean B. Copp, Vera Lavon Heide, pursuant to the Court's Order Confirming the Sale of Real Property, and for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain for, sell, and convey unto RYAN J. MILLER, a single person, whose address is 1240 Fifth Avenue East, Sheridan, Wyoming 82801, his heirs and assigns, forever, all of the right, title and interest of the said Dean B. Copp, at the time of his death, and also all of the right, title and interest of the said Estate, by operation of the law or otherwise, which may have been acquired by said Estate after his death in or to the following described real estate situate in Sheridan County, Wyoming, to-wit:

The North Half of Tract Number 75, of Brundage Place. A subdivision in 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.

TO HAVE AND TO HOLD all the above-described premises, together with the improvements thereon unto RYAN J. MILLER, his heirs and assigns or such survivors forever.

IN WITNESS WHEREOF, Vera Lavon Heide, Personal Representative of the Estate of Dean B. Copp, has executed these presents this 28th day of September, 2007.

Vera Lavon Heide

VERA LAVON HEIDE
Personal Representative of the
Estate of Dean B. Copp

STATE OF WYOMING)
) ss.
County of Sheridan)

I, **VERA LAVON HEIDE**, being first duly sworn upon oath do depose and say: I am the above named Personal Representative; that I have read the above and foregoing Personal Representative's Deed, know and understand the contents thereof and believe them to be true.

Vera Lavon Heide
VERA LAVON HEIDE

Subscribed and sworn to before me this 28th day of September, 2007, by **VERA LAVON HEIDE**.

WITNESS my hand and official seal.

BTK
Notary Public

My commission expires: 5-13-10

