

Warranty Deed

For value received, Patricia B. Fox, Trustee of the Patricia B. Fox Revocable Trust date April 16, 2004 ("Grantor") conveys and warrants to Kevin D. Fox ("Grantee"), whose address is 253 Upper Road, Sheridan, Wyoming 82801, the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

A tract of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **Exhibit "B"** attached hereto and by this reference made a part hereof, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 21; thence S03°08'58"E, 1177.99 feet to the **POINT OF BEGINNING** of said tract, said point lying on the easterly right-of-way line of Upper Road, A.K.A. County Road No. 113; thence N89°17'10"E, 331.54 feet to a point; thence S00°51'19"E, 186.85 feet to a point; thence S89°21'46"W, 171.90 feet to a point; thence S01°51'00"W, 160.70 feet to a point; thence S87°24'58"W, 149.54 feet to a point, said point lying of said easterly right-of-way line; thence N01°16'34"W, 352.06 feet along said easterly right-of-way line to the **POINT OF BEGINNING** of said tract.

Said tract contains 2.00 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

Together with all buildings and improvements situate thereon and all water rights and water wells and all rights associated therewith, if any.

Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, reservations and instruments of record. Further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises.

Said conveyance is made pursuant to W.S. § 18-5-303 (a)(i). This is a single gift. Patricia B. Fox is an immediate family member of Grantee. Purpose of the division and transfer of the above described property is to provide for the housing, business or agricultural needs of Grantee. The parcel created under this deed shall be titled in the name of Grantee for whom the division is made for a period of not less than one (1) year unless such parcel is subject to involuntary transfer including, but not limited to, foreclosure, death, judicial sale, condemnation or bankruptcy. No parcel smaller than five (5) acres created under W.S. § 18-5-303 (a)(i) shall be further divided unless the owner obtains a subdivision permit pursuant to applicable subdivision statutes and regulations.

DATED this 16 day of July, 2004.

Patricia B. Fox

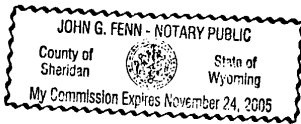
Patricia B. Fox, Trustee

Patricia B. Fox Revocable Trust date April 16, 1994

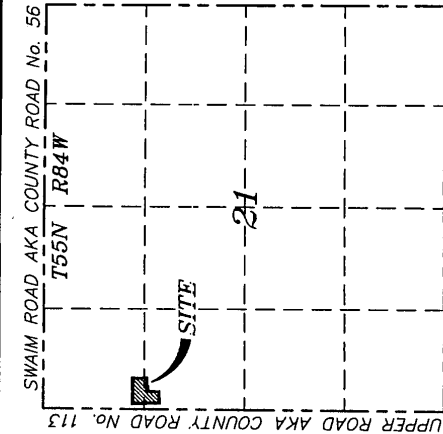
STATE OF WYOMING)
COUNTY OF Sheridan) ss.

The foregoing instrument was acknowledged before me this 16th day of July, 2004 by Patricia B. Fox, Trustee of the Patricia B. Fox Revocable Trust dated April 16, 1998.

WITNESS my hand and official seal.

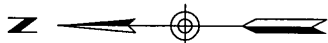


[Signature]
Notary Public
My Commission Expires: Nov. 24, 2005



LOCATION MAP
SCALE: 1"=2000'

- LEGEND**
- FOUND 5/8" REBAR
 - SET 1&1/2" ALUMINUM CAP PER LS 2615
 - NOTHING FOUND/NOTHING SET
 - FENCE LINE
 - BOUNDARY FOR THIS SURVEY
 - SECTION LINE
 - INTERIOR SECTION LINE
 - SANITARY SEPTIC LEACH LINE EASEMENT



SCALE: 1"=100'
BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)

EXHIBIT "B" RECORD OF SURVEY

CLIENT: PATRICIA B. FOX
2400 HOLMES AVENUE
CHEYENNE, WY 82009

LOCATION: W1/2NW1/4, SECTION 21, T55N, R84W 6TH P.M.
SHERIDAN COUNTY, WY.



JN: 23079
DN: 2003/2003-79D
PF: T2003079
MAY 04, 2004

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR
IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT
TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION.

State Statute 18-5-303 (i) (C): Parcels created under this
paragraph shall be titled in the name of the immediate family
member for whom the division is made for a period of not less
than one (1) year unless such parcels are subject to involuntary
transfer including, but not limited to, foreclosure, death, judicial
sale, condemnation or bankruptcy; (D) No parcel smaller than
five(5) acres created under this paragraph shall be further
divided unless the owner obtains a subdivision permit
pursuant to W.S. 18-5-304.

