

WARRANTY DEED

MARGARET H. WILLIAMS, a single person; HAROLD K. WILLIAMS, a/k/a H. Keith Williams, a single person; and RICHARD WALDO WILLIAMS and LUCY W. WILLIAMS, husband and wife, GRANTORS, of Sheridan County and State of Wyoming, for and in consideration of the sum of Ten and more Dollars (\$10.00) in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to DEAN G. FOX, as Trustee of the Dean G. Fox Revocable Trust Dated April 16, 1992, an undivided one-half interest, and to PATRICIA B. FOX, as Trustee of the Patricia B. Fox Revocable Trust Dated April 16, 1992, an undivided one-half interest as tenants in common, GRANTEES, in and to the following described real property situate in Sheridan County, 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 situate in the NW/4 of Section 21, Township 55 North, Range 84 West, 6th P.M., County of Sheridan, State of Wyoming, known as Tracts No. 8 and 9, of the unofficial subdivision of the Metz Big Horn Ranch, more particularly described as follows:

Beginning at a point on the South Right-of-way line of the County Road, which said point bears S.89°40'E., a distance of 3138 feet from a point which bears S.1°15'E., a distance of 30 feet from the Northwest Corner of said Section 21; S.0°06'W., a distance of 657 feet; thence S.89°38'W., a distance of 544 feet; thence S.0°06'W., a distance of 630 feet; thence S.89°38'W., a distance of 1230 feet; thence S.0°06'W., a distance of 1260 feet; thence N.89°38'E., a distance of 1230 feet; thence N.0°06'E., a distance of 1260 feet to the point of beginning containing an area of 35.58 acres, more or less.

TOGETHER with all improvements situate thereon, and water rights, ditch and ditch rights, easements and appurtenances appertaining thereto.

SUBJECT TO zoning and building ordinances, resolutions and regulations of any government authority; general real estate taxes for the year of closing; exceptions, reservations, rights of way, easements and agreements contained in or referred to in any instruments of record; any mineral conveyance or mineral lease of record.

EXCEPTING AND RESERVING one-half of all coal, oil, gas and other minerals currently held by Grantors.

WITNESS their hands this 24th day of January, 1994.

Margaret H. Williams
Margaret H. Williams a/k/a Margaret Holder Williams

Harold K. Williams
Harold K. Williams, a/k/a H. Keith Williams

Richard Waldo Williams
Richard Waldo Williams

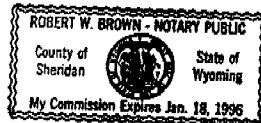
Lucy W. Williams
Lucy W. Williams

GRANTORS

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

The foregoing instrument was acknowledged before me this 24th day of February, 1994, by MARGARET H. WILLIAMS, a single person; and HAROLD K. WILLIAMS, a/k/a H. Keith Williams, a single person.

WITNESS my hand and official seal.



Robert W. Brown
Notary Public

My Commission expires: 5-22-99

STATE OF SC)
COUNTY OF Beaufort) ss

The foregoing instrument was acknowledged before me this 24th day of January, 1994, by RICHARD WALDO WILLIAMS and LUCY W. WILLIAMS, husband and wife.

WITNESS my hand and official seal.

Robert W. Brown
Notary Public

My Commission expires: 5-22-99