

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 John S. Peyrot and Janet L. Peyrot, husband and wife, tenants by the entireties ("Grantees"), whose address is 251 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 SW $\frac{1}{4}$ 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 S09°28'33"E, 1379.65 feet to the **POINT OF BEGINNING** of said tract; thence N89°21'46"E, 171.90 feet to a point; thence N89°19'20"E, 180.00 feet to a point; thence S00°40'07"E, 231.25 feet to a point; thence S89°20'37"W, 368.54 feet to a point; thence N06°27'04"E, 36.20 feet to a point; S88°40'55"W, 144.04 feet to a point, said point lying on the easterly right-of-way line of Upper Road, A.K.A. County Road No. 113; thence N01°16'34"W, 31.41 feet along said easterly right-of-way line to a point; thence N87°24'58"E, 149.54 feet to a point; thence N01°51'00"E, 160.70 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 2.01 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 Grantees. Purpose of the division and transfer of the above described property is to provide for the housing, business or agricultural needs of Grantees. The parcel created under this deed shall be titled in the name of Grantees 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.

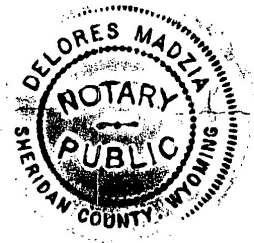
DATED this 11th day of March, 2005.

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 11th day of March, 2005 by Patricia B. Fox, Trustee of the Patricia B. Fox Revocable Trust dated April 16, 1992.

WITNESS my hand and official seal.



Delores Madzia
Notary Public
My Commission Expires: 6-07-2008