

WARRANTY DEED

WALTON F. SMITH, a married man dealing in his sole and separate property, of Amarillo, Texas, RITA CHERNI SMITH, a married woman dealing in her sole and separate property, of Amarillo, Texas, and JUDITH A. CHERNI, a single person, of Lincoln Nebraska, Grantors, for and in consideration of Ten and More Dollars (\$10.00+), CONVEY AND WARRANT to C.S.C. LAND COMPANY, L.L.C., a Wyoming limited liability company, Grantee, of 45 Highway 343, Dayton, Wyoming 82836, 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 of Wyoming:

SEE ATTACHED EXHIBIT "A"

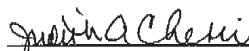
WITNESS our hands this 15th day of August, 1995.



WALTON F. SMITH



RITA CHERNI SMITH



JUDITH A. CHERNI

STATE OF WYOMING

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: ss.

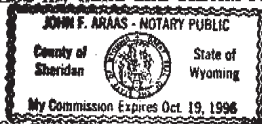
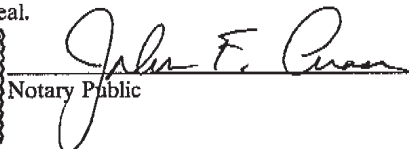
ACKNOWLEDGMENT

COUNTY OF SHERIDAN

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The foregoing instrument was acknowledged before me this 15th day of August, 1995, by Walton F. Smith, Rita Cherni Smith and Judith A. Cherni.

WITNESS my hand and official seal.

Notary Public

My Commission expires: _____

630043

EXHIBIT "A" TO WARRANTY DEED

GRANTORS: Walton F. Smith, Rita Cherni Smith and Judith A. Cherni
GRANTEE: C.S.C. Land Company, L.L.C.

TOWNSHIP 58 NORTH, RANGE 86 WEST OF THE 6TH PM
SHERIDAN COUNTY, WYOMING

SECTION 34: SW1/4NW1/4, N1/2SW1/4, SE1/4SW1/4, SE1/4
SECTION 35: SW1/4SW1/4

TOWNSHIP 57 NORTH, RANGE 86 WEST OF THE 6TH PM
SHERIDAN COUNTY, WYOMING

SECTION 2: LOTS 2,3,4,SW1/4NE1/4, SW1/4NW1/4, SE1/4NW1/4,
N1/2SW1/4, SE1/4SW1/4, SW1/4SW1/4, NW1/4SE1/4
SECTION 3: LOTS 1,2,3,SE1/4NE1/4,SW1/4NE1/4
SECTION 11: SW1/4NE1/4,NW1/4NW1/4,SW1/4NW1/4,SE1/4NW1/4,
N1/2SW1/4,SE1/4SW1/4,N1/2SE1/4,S1/2SE1/4
SECTION 14: NE1/4NW1/4,NW1/4NE1/4

EXCEPTING that portion conveyed to The State Highway Commission of Wyoming for Interstate I-90 and State Highway #87.

ALSO EXCEPTING any right, title or interest of Chicago-Burlington Northern Railroad.

ALSO EXCEPTING that portion of Sections 11 and 14 conveyed to Arthur Perry by instrument recorded March 3, 1961 in Book 129, Page 236.

TOGETHER WITH all buildings, improvements and fixtures situate thereon, and any and all easements, appurtenances, ditches, ditch rights, water easements, water and water rights, reservoirs and reservoir rights belonging to, adjudicated to, located on or used in connection with the above-described lands, and with all coal, oil, gas and other minerals presently owned by Grantors in and under, and that may be produced from, the above-described lands.

SUBJECT, HOWEVER, to all easements, reservations, restrictions, covenants and rights-of-way of record, and to that certain real estate mortgage dated May 17, 1995, and recorded on May 31, 1995, with the Clerk of Sheridan County, Wyoming, in Book 337 of Mortgages at Page 94, between Walton F. Smith, Rita Cherni-Smith and Judith A. Cherni, as mortgagors, and Amarillo National Bank, Amarillo, Texas, as mortgagee.