

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that JACK E. PELISSIER, as the sole surviving Trustee for TEPEE CREEK DEVELOPMENT COMPANY, a Wyoming joint venture, pursuant to that certain Joint Venture Agreement dated January 19, 1977, and the unanimous consent by resolution of the remaining joint venturers at a special meeting of the membership on August 16, 2004, "Grantor," whose address is 40 East Works Street, Sheridan, Wyoming 82801, for and in consideration of Ten and More Dollars (\$10) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby warrant and convey the following-described real property situate in Sheridan County and State of Wyoming, to the following individuals as tenants in common in the percentages stated opposite their names: NELS A. NELSON III, whose address is P.O. Box 1063, Sheridan, Wyoming 82801—an undivided two-thirds (66⅔%); and DAVID B. KENNEDY, whose address is 75 Laurin Drive, Ann Arbor, Michigan—an undivided one-sixth (16⅔%), and STUART S. HEALY, whose address is c/o Healy Law Firm, P.O. Box 605, Sheridan, Wyoming 82801—an undivided one-sixth (16⅔%), "Grantees," to-wit:

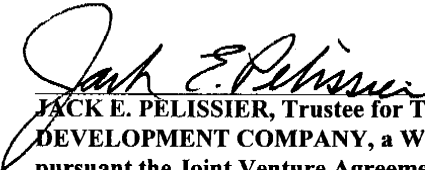
A tract of land located in the NE¼ of Section 32, and W½NW¼ of Section 33, Township 54 North, Range 85 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

BEGINNING at a point located S 46°53'56" W, 870.43 feet from the Northeast Corner of said Section 32;
Thence N 61°31'36" W, 577.62 feet;
Thence S 72°23'57" W, 184.61 feet to the easterly right of way line of Sheridan County Road 75 (Evans Road);
Thence along said right of way line the following bearings and distances,
S 15°19'30" E, 462.46 feet;
Thence S 46°35'18" E, 99.77 feet;
Thence S 06°49'06" E, 489.52 feet;
Thence S 19°26'45" E, 183.95 feet;
Thence S 30°16'26" E, 127.62 feet;
Thence S 11°29'30" E, 73.17 feet;
Thence S 08°37'13" W, 100.93 feet;
Thence S 13°59'40" E, 109.68 feet;
Thence S 35°18'30" E, 174.26 feet to the Northwest Corner of Helsberg Subdivision;
Thence leaving said right of way along the north boundary of Helsberg Subdivision N 57°49'25" E, 465.70 feet;
Thence along the east boundary of Helsberg Subdivision S 13°37'35" E, 435.19 feet;
Thence leaving the boundary of Helsberg Subdivision N 88°07'35" E, 527.68 feet;
Thence N 11°28'24" W, 837.63 feet;
Thence N 39°33'47" W, 1065.85 feet to the **POINT OF BEGINNING**.
(Said tract contains 35.09 acres more or less.)

Together with all improvements situate thereon and all rights and interests appurtenant thereto.

SUBJECT TO ALL prior transfers, encumbrances, easements, reservations, covenants and restrictions, if any, or record.

WITNESS our hands this 24 day of ~~November~~ ^{JANUARY 2005}, 2004.


JACK E. PELISSIER, Trustee for TEPEE CREEK
DEVELOPMENT COMPANY, a Wyoming Joint Venture,
pursuant the Joint Venture Agreement dated January 19,
1977, GRANTOR

STATE OF WYOMING)
 : S.S.
 COUNTY OF SHERIDAN)

The foregoing instrument Warranty Deed was acknowledged before me, Brian T. Kinnison, a notary public for the State of Wyoming and residing in Sheridan County, Wyoming, by **JACK E. PELISSIER, known to me to be the sole surviving Trustee of TEPEE CREEK DEVELOPMENT COMPANY, a Wyoming joint venture, pursuant to that certain Joint Venture Agreement dated January 19, 1977, and who acknowledged before me that he executed the within and foregoing instrument as the free act and deed of the TEPEE CREEK DEVELOPMENT COMPANY, by authority of the Joint Venturers of TEPEE CREEK DEVELOPMENT COMPANY, a Wyoming joint venture, as authorized by that Joint Venture Agreement of January 19, 1977, and the unanimous resolution of the Joint Venturers.**

Witness my hand and official seal this 24th day of November, 2004.. OK
January, 2005

[Signature]
 Notary Public
 My commission expires 5-13-06

