

Warranty Deed

For value received, Donald B. Roberts, as Trustee of the Donald B. Roberts Living Trust dated March 7, 1983 ("Grantor") conveys and warrants to Yellowbird, LLC ("Grantee") whose address is c/o Donald B. Roberts, 13 Cemetery Road, Sheridan, Wyoming 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and virtue of the homestead exemption laws of the State of Wyoming:


See attached Exhibit A.

Together with all buildings, improvements and fixtures situate thereon.

Subject to all exceptions, reservations, rights of way, easements, and covenants of record.

Grantor also assigns to Grantee all warranties and claims arising out of the Building Contract entered into by Sheridan County Title Insurance Agency and Fry Construction, a Wyoming corporation, dated November 13, 2001, relating to the construction of an office building on the above-described property, including, without limitation all contract warranties. Grantor also transfers and assigns to Grantee all claims relating to warranties or representations made by Sugarland Development Corporation in the Warranty Deed recorded in Book 426 of Deed at page 582 in the Office of the County Clerk of Sheridan County, Wyoming or in Sheridan County Title Insurance Agency's acquisition of the property from Sugarland Development Company.

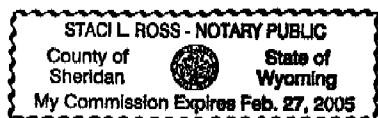
Dated this 24 day of June, 2002.


Donald B. Roberts as Trustee of the
Donald B. Roberts Living Trust dated
March 7, 1983

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Donald B. Roberts as Trustee of the Donald B. Roberts Living Trust dated March 7, 1983 this 24th day of June, 2002.

Witness my hand and official seal.




Notary Public

My Commission Expires: 2/27/05

EXHIBIT A

LEGAL DESCRIPTION

LOT 10B - ADJUSTED

A tract of land located within Lot 10, Block 1 of the Replat of Sugarland South Addition, City of Sheridan, Wyoming, being more particularly described as follows:

Beginning at the northernmost corner of Lot 3 of Sugarland Mall Subdivision (said corner also being the easternmost corner of said Lot 10, Block 1); thence along the southeasterly boundary of said Lot 10 S 61°05'17"W, 387.93 feet to the southwest corner of said Lot 10; thence along the westerly boundary of said Lot 10 the following bearings and distances: N 0°27'04"W, 182.30 feet; thence N 89°37'10"E, 22.88 feet; thence N 0°01'09"E, 10.00 feet; thence S 89°29'21"W, 20.02 feet; thence leaving said westerly boundary N 48°09'24"E, 248.77 feet to a point on the southwesterly right of way line of Sugarland Drive; thence along said southwesterly right of way S 41°50'36"E, 229.09 feet to the point of beginning, said tract containing 61,060 square feet (1.402 acres), more or less.