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WARRANTY DEED

THIS INDENTURE, made the 31st day of December, 2008, by and between **First Federal Savings Bank**, a federal savings bank association of the United States of America, with headquarters in Sheridan, Wyoming, the GRANTOR, and **DixSee, LLC, a Wyoming limited liability company**, whose address is 306 N. Main, Sheridan, WY, 82801, the GRANTEEES, WITNESSETH:

That the GRANTOR, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY and WARRANT unto the said GRANTEE, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

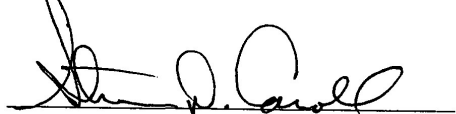
Lots 5, 7 and 18, Block 2 and Lots 2, 3, 4, 5 and 6, Block 3, Cloud Peak Ranch, Sixth Filing P.U.D. A subdivision in Sheridan County, Wyoming, as filed in Drawer C, Page 64 in the Office of the Sheridan County Clerk.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed by its duly authorized officer, the day and year first above written.

First Federal Savings Bank

ATTEST:

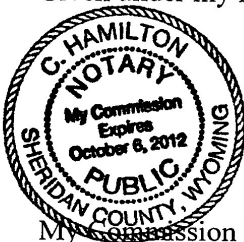

Steven D. Carroll, Sr. Vice President

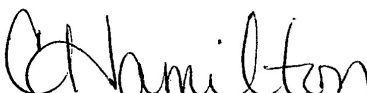
By: 
David J. Ferries, President

State of Wyoming)
)ss
County of Sheridan)

On this 31st day of December, 2008, before me personally appeared David J. Ferries, to me personally known, who, being by me duly sworn, did say that he is the President of First Federal Savings Bank, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said David J. Ferries acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 31st day of December, 2008.




Notary Public

My Commission Expires: 10-6-2012