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WARRANTY DEED

BURNS INDUSTRIES, INC., a Wyoming corporation, grantor, of Sheridan County, State of Wyoming, for and in consideration of One Dollar ($1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO **Rhonda L. Bell, a single person**, grantee, whose address is *322 Orchard St SW, Leesburg, VA 43015*, 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, to-wit:

> **Lot 23 of Equestrian Hills Subdivision, a subdivision in Sheridan County, Wyoming, together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.**
>
> **Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.**

WITNESS my hand this *5th* day of January, 1994.

BURNS INDUSTRIES, INC.

BY: *D. Bruce Burns*
D. Bruce Burns, President

BY: *Charlotte McKinney*
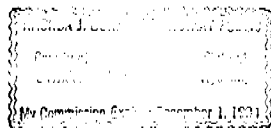Charlotte McKinney, Attorney-in fact for D. Bruce Burns

(SEPARATE CORPORATE SEAL)

STATE OF WYOMING)
                : SS
COUNTY OF SHERIDAN)

On this *5th* day of January, 1994, personally appeared before me, *Rhoda J. Duckhart*, a Notary Public within and for the aforesaid County and State, Charlotte McKinney, being known to me to be the said Charlotte McKinney, who executed the foregoing instrument before me as Attorney-in-fact for D. Bruce Burns, and after being duly sworn upon oath, did acknowledge that he was the President, of BURNS INDUSTRIES, INC., a Wyoming Corporation, that the seal affixed hereto is the corporate seal of BURNS INDUSTRIES, INC., a Wyoming Corporation, that the same was signed on behalf of said corporation by the authority of the board of directors, or trustees thereof, and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal.

Rhoda J. Duckhart
Notary Public

My Commission Expires: *12.1.1994*

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