

**WARRANTY DEED**

Janis K. Clarke, a single person, GRANTOR(S), of \_\_\_\_\_  
County, State of \_\_\_\_\_, for and in consideration of Ten (\$10.00) and  
more Dollars, in hand paid, receipt whereof is hereby acknowledged, do(es)  
hereby CONVEY and WARRANT to the GRANTEE(S), **Larry Grooms, a single  
person, and Vicki Boley, a single person, as joint tenants with right of  
survivorship**, whose address is 243 Carlin, Sheridan, WY 82801, 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 2 of the Clarke Minor Subdivision. A subdivision in Sheridan  
County, Wyoming, filed in Drawer C of Plats, Number 50, in the  
Office of the Sheridan County Clerk.**

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

Subject to all exceptions, reservations, rights-of-way, easements,  
covenants, restrictions, and rights of record and subject to any state of  
facts which would be disclosed by an accurate survey or physical  
inspection of the premises and subject to building and zoning  
regulations and city, state and county subdivision laws.

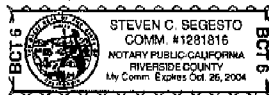
WITNESS my hand(s) this 18<sup>th</sup> day of JANUARY, 2002.

Janis K. Clarke  
Janis K. Clarke

State of CALIFORNIA )  
 )ss  
County of RIVERSIDE )

The foregoing instrument was acknowledged before me by Janis K. Clarke,  
this 18<sup>th</sup> day of JANUARY, 2002.

Witness my hand and official seal.



[Signature]  
Notary Public

My Commission Expires OCT 26<sup>th</sup> 2004