

WARRANTY DEED

Virginia M. Mitchell, a single person, GRANTOR(S), of Sheridan County, State of Wyoming, 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), **James W. Guercio, a married man as his sole and separate property**, whose address is 1300 WALNUT ST, SUITE 200, BOULDER, CO 80302 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:

The South 19½ feet of Lot 12 and the North 6 feet of Lot 13, Block 2, of the Original Town of Sheridan, Sheridan County, Wyoming.

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.

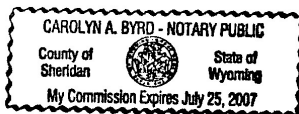
WITNESS my hand(s) this 31 day of August, 2004.

Virginia M. Mitchell
Virginia M. Mitchell

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Virginia M. Mitchell, this 31st day of AUGUST, 2004.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires: 7-25-07