

WARRANTY DEED

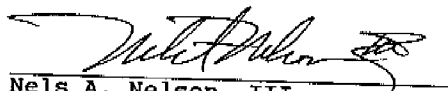
NELS A. NELSON, III, Co-Trustee of the Ruth S. Nelson Trust under trust agreement dated August 1, 1989, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, DR. NELS A. NELSON, III, a single person, whose address is 824 Delphi, 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 4, except the north 3 feet thereof, and the north one-half of Lot 5, Block 4, Nielsen Heights, an addition to the Town, now City 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.

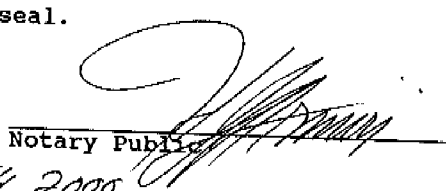
WITNESS my hand this 25th day of JUNE, 1998.


Nels A. Nelson, III
Co-Trustee

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

On this 25th day of June, 1998, before me personally appeared Nels A. Nelson, III, to me personally known, who, being by me duly sworn, did say that he is the Co-Trustee of the Trust, that this instrument was signed on behalf of the Trust, that the Co-Trustee had the authority under the terms of the written trust instrument, and that the Co-Trustee acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.


Notary Public

My Commission Expires Oct 4 2000