

WARRANTY DEED

Montgomery Joseph Buckmaster, a married man dealing in his sole and separate property, grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO David H. Boehm and Stacie A. Boehm, husband and wife, as tenants by the entireties with full right of survivorship, grantees, whose address is 2 Cottonwood Drive, Sheridan, Wyoming 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:

A tract of land located in Lot 1 of Cottonwood Grove Subdivision, Sheridan County, Wyoming, described as follows:

Beginning at the northwest corner of Lot 1 of said Cottonwood Grove Subdivision; thence S.57°44'00"E. along the north line of said Lot 1, 31.28 feet; thence along a curve to the left having a radius of 100 feet and having a chord that bears S.68°20'06"E. a distance of 36.80 feet; thence S.78°56'12"E., 135.30 feet to the northeast corner of said Lot 1; thence S.13°03'00"W., along the east line of said Lot 1, 332.11 feet; thence N.76°57'00"W., 320.78 feet to the west line of said Lot 1; thence N.32°16'00"E. along the west line of said Lot 1, 363.48 feet to the point of beginning.

Subject to a road easement described as follows: A 20 foot wide road easement in Lot 1 of Cottonwood Grove Subdivision, Sheridan County, Wyoming, with a center line described as follows:

Beginning at a point located N.78°56'12"W., 135.30 feet and along a curve to the right having a radius of 100 feet and having a chord that bears N.71°51'39"E, 24.64 feet from the Northeast corner of said Lot 1; thence S.13°50'44"W., 329.64 feet to the point of ending, said point being located S.39°22'38"W., 370.54 feet from the northeast corner of said Lot 1.

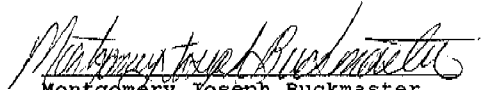
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

SUBJECT to that Mortgage executed by Montgomery J. Buckmaster and Susan L. Buckmaster, husband and wife, in favor of First Federal Savings and Loan Association, Sheridan, Wyoming, dated July 23, 1984, and recorded July 23, 1984, in Book 225 of Mortgages, at page 248 thereof, in the Office of the County Clerk and Ex-Officio Register of Deeds, in Sheridan County, Wyoming, which Mortgage, Grantees, by acceptance of the subject property and by separate agreement, have assumed and agreed to pay.

Patricia Ann Buckmaster, wife of grantor, Montgomery Joseph Buckmaster, hereby releases to grantees, David H. Boehm and Stacie A. Boehm, husband and wife, any and all rights of homestead and all other interests she might have in the above-described property.

WITNESS our hands this 15th day of March, 1990.

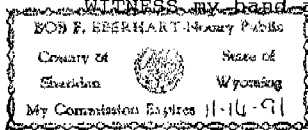

Montgomery Joseph Buckmaster

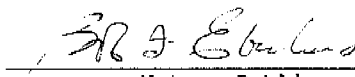

Patricia Ann Buckmaster

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Montgomery Joseph Buckmaster and Patricia Ann Buckmaster, husband and wife, this 15th day of March, 1990.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: November 16, 1991