

QUITCLAIM DEED

FOR VALUE RECEIVED, Patricia B. Fox, a single woman ("Grantor") of Sheridan County, Wyoming conveys and quitclaims to Patricia B. Fox, as Trustee of the Patricia B. Fox Revocable Trust Dated April 16, 1992, whose address is 251 Upper Road, Sheridan, Wyoming 82801, ("Grantee") a 64% undivided interest held as a tenancy in common in the following described property situate in Sheridan County, Wyoming:

TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING

SECTION 5: W1/2SE1/4; E1/2SW1/4

The above described parcel of land contains 160.00 acres, more or less.

SUBJECT To all prior reservations, if any, RESERVING to the State of Wyoming all right, title and interest in and to any and all minerals, including coal, oil and gas, and minerals of any other character in, upon or under the above described lands, including the rights of ingress and egress to prospect for, mine, and remove the same. The SELLER also reserves the right for the Board of Land Commissioners to set the reasonable compensation due the owner of the surface estate from the lessee of the mineral estate for the use of the surface of the above described lands for all mineral-related activities in the event the parties cannot reach an agreement on such reasonable compensation.

Together with all improvements, easements, rights of way, ditches and ditch rights, water and water rights appertaining thereto.

Patricia B. Fox is the beneficiary for her life of the Patricia B. Fox Revocable Trust. The declaration of trust names certain beneficiaries in the event the trust is still in existence at the time of Patricia B. Fox's death.

Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 9 day of February, 2000.

Patricia B. Fox
Patricia B. Fox

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 9 day of February, 2000 by Patricia B. Fox.

WITNESS my hand and official seal.



[Signature]
Notary Public

My Commission expires: Nov. 24, 2001