

WARRANTY DEED

P & P Enterprises, a Wyoming limited partnership, by Mountain Shadows, LLC, a Wyoming limited liability company, General Partner of P & P Enterprises, a Wyoming limited partnership, 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, does hereby CONVEY and WARRANT to the GRANTEE(S), Seth Ross and Kari Ross, husband and wife, as tenants by the entirety, whose address is 794 East 6th Street, 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, Block 1 of Mountain Shadows Subdivision, a subdivision in Sheridan County, Wyoming, filed in the Office of the Sheridan County Clerk, in Drawer M, Plat #56.

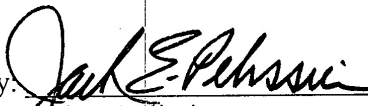
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.


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 our hand(s) this 15th day of September, 2006.

**P & P Enterprises, a Wyoming
limited partnership, Grantor**

**By: Mountain Shadows, LLC, a
Wyoming limited liability company,
a General Partner**

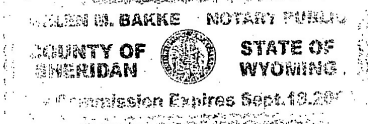
By: 
Jack E. Pelissier,
Managing Member

By: 
Thomas J. Pitch,
Managing Member

State of Wyoming)
)ss
County of Sheridan)

On this 15th day of September, 2006, personally appeared before me,
Helen M. Bakke, a Notary Public within and for the
aforesaid County and State, Jack E. Pelissier, being known to me to be the said
Jack E. Pelissier, and after being duly sworn upon oath, did acknowledge that he is
a Managing Member of Mountain Shadows, LLC, a Wyoming limited liability
company that is described in the within instrument and that Mountain Shadows,
LLC, a Wyoming limited liability company, is a General Partner of P & P
Enterprises, a Wyoming limited partnership. He further did acknowledge that the
within instrument was signed by him on behalf of said limited liability company,
and that the same is the free act and deed of said limited liability company.

Witness my hand and official seal.



Helen M. Bakke
Notary Public

My Commission Expires: 9-18-06

State of Wyoming)
)ss
County of Sheridan)

On this 15th day of September, 2006, personally appeared before me,
Helen M. Bakke, a Notary Public within and for the
aforesaid County and State, Thomas J. Pilch, being known to me to be the said
Thomas J. Pilch, and after being duly sworn upon oath, did acknowledge that he is
a Managing Member of Mountain Shadows, LLC, a Wyoming limited liability
company that is described in the within instrument and that Mountain Shadows,
LLC, a Wyoming limited liability company, is a General Partner of P & P
Enterprises, a Wyoming limited partnership. He further did acknowledge that the
within instrument was signed by him on behalf of said limited liability company,
and that the same is the free act and deed of said limited liability company.

Witness my hand and official seal.



Helen M. Bakke
Notary Public

My Commission Expires: 9-18-06