

RECORDED NOVEMBER 16, 2001 BK 428 PG 497 NO 392743 AUDREY KOLTISKA, COUNTY CLERK

Special Warranty Deed

Exhibit 1

For value received, Venture Properties, a Wyoming general partnership ("Grantor") of Sheridan County, Wyoming conveys and specially warrants to Loco Properties, LLC, a Wyoming limited liability company ("Grantee"), whose address is Box N, Sheridan, WY 82801, the following described property situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Parcel 1 - 430 West 11th Street

The West 28.34 feet of the East 35.68 feet of Lot 14, Block 1, Ridge Acres Estates. A subdivision in Sheridan County, Wyoming, as recorded in Book 1, of Plats, Page 225.

Parcel 2 - 434 West 11th Street

The East 4.37 feet of Lot 13, Block 1, and the West 20.63 feet of Lot 14, Block 1, Ridge Acres Estates. A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 225.

Parcel 3 - 1465 Highland Avenue

North Half of Lot 12, Block 3, Krause Addition. A Subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 257.

Parcel 4 - 671 Sheri Lane

That portion of Lot 14, Block 2, Schwabauer Subdivision of the City of Sheridan, as recorded on October 6, 1978, Book of Plats No. 1, Page 229, more particularly described as follows:

Commencing at the Northeast corner of said Lot 14; thence South 89°32'00" West 79.00 feet to a point; thence South 19°42'00" West 131.12 feet to a point along the curvilinear right-of-way line of Sheri Lane; thence Southwesterly 17.09 feet along a curve to the right having a central angle of 19°35'13" and a radius of 50.00' to the Southeast corner of said Lot 14; thence North 39°18'13" East 171.18 feet to the point of beginning.

Parcel 5 - 1935 A and B Edwards

Lot 19 of the Replat of Lots 1-4, Block 1 of Colony South Addition to the City of Sheridan, Sheridan County, Wyoming, duly filed for record in the Office of the Clerk, County of Sheridan, State of Wyoming and recorded in plat book number 1 on page 234, No. 751021

And a tract of ground or real estate located in the "Common Space for Parking, Lot A" of the Replat of Lots 1-4, Block 1, Colony South Addition to the City of Sheridan, and being the location of the garage unit for Lot 19 of said Replat of Lots 1-4, Block 1, Colony South Addition more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of Lot 1, Block 1, Colony South Addition to the City of Sheridan,
thence S89°50'34"E distance of 348.69 feet along the Southerly boundary of said Colony South Addition to a point;
thence N00°89'26"E a distance of 101.28 feet to a point;
thence S89°41'45"E a distance of 91.14 feet to a point;
thence S00°18'15"W a distance of 12.00 feet to the true point of beginning;
thence S89°41'45"E a distance of 22.00 feet to a point;
thence N00°18'15"E a distance of 12.00 feet to a point;
thence N89°41'45"W a distance of 22.00 feet to a point;

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thence S00°18' 15"W a distance of 12.00 feet to the true point of beginning.

And an undivided Two Thirty-fourths (2/34) interest, as tenants in common, and not as joint tenants, in the real property designated as COMMON SPACE FOR PARKING LOT A, of the Replat of Colony South Addition Lots 1-4, Block 1 of Colony South Addition of the City of Sheridan, Sheridan County, Wyoming, duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming and recorded in plat book number 1 on page 234, No. 751021.

Parcel 6 - 1935 C and D Edwards

Lot 18 of the Replat of Lots 1-4, Block 1, of Colony South Addition to the City of Sheridan, Sheridan County, Wyoming, duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming and recorded in plat book number 1 on page 234, No. 751021.

And a tract of ground or real estate located in the "Common Space for Parking, Lot A" of the Replat of Lots 1-4, Block 1, Colony South Addition to the City of Sheridan, and being the location of the garage unit for Lot 18 of said Replat of Lots 1-4, Block 1, Colony South Addition more particularly described by metes and bounds as follows

Beginning at the Southwest corner of Lot 1, Block 1, Colony South Addition to the City of Sheridan,
 thence S89°50' 34"E a distance of 348.89 feet along the Southerly boundary of said Colony South Addition to a point;
 thence N00°09'26"E a distance of 101.28 feet to a point;
 thence S89°41'45"E a distance of 91.14 feet to a point;
 thence S00°18'15"W a distance of 12.00 feet to the true point of beginning;
 thence S89°41'45"E a distance of 22.00 feet to a point;
 thence S00°18'15"W a distance of 12.00 feet to a point;
 thence N89°41'45"W a distance of 22.00 feet to a point;
 thence N00°18'15"E a distance of 12.00 feet to the true point of beginning,
 containing, in all, 264 square feet.

And an undivided Two Thirty-fourths (2/34) interest, as tenants in common, and not as joint tenants, in the real property designated as COMMON SPACE FOR PARKING LOT A, of the Replat of Colony South Addition Lots 1-4, Block 1 of Colony South Addition of the City of Sheridan, Sheridan County, Wyoming duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming and recorded in plat book number 1 on page 234, No. 751021.

Parcel 7 - 1953 A and B Edwards

Lot 20 of the Replat of Lots 1-4, Block 1 of Colony South Addition to the City of Sheridan, Sheridan County, Wyoming duly filed for record in the office of the Clerk, County of Sheridan State of Wyoming and recorded in plat book number 1 on page 234, No. 751021.

And a tract of ground or real estate located in the "Common Space for Parking, Lot A" of the Replat of Lots 1-4, Block 1, Colony South Addition to the City of Sheridan, and being the location of the garage unit for Lot 20 of said Replat of Lots 1-4, Block 1, Colony South Addition more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of Lot 1, Block 1, Colony South Addition to the City of Sheridan,
 thence S89°50'34"E a distance of 235.91 feet along the Southerly boundary of said Colony South Addition to a point;
 thence N00°06'23"E a distance of 89.10 feet to the true point of beginning;
 thence S89°53'37"E a distance of 22.00 feet to a point;
 thence N00°06'23"E a distance of 12.00 feet to a point;
 thence N89°53'37"W a distance of 22.00 feet to a point;
 thence S00°06'23"W a distance of 12.00 feet to the true point of beginning.

And an undivided Two Thirty-fourths (2/34) interest, as tenants in common, and not as joint tenants, in the real property designated as COMMON SPACE FOR PARKING LOT A, of the Replat of Colony South Addition Lots 1-4, Block 1 of Colony South Addition of the City of Sheridan, Sheridan County, Wyoming duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming and recorded in plat book number 1 on page 234, No. 751021.

Parcel 8 - 1953 C and D Edwards

Lot 21 of the Replat of Lots 1-4, Block 1 of Colony South Addition to the City of Sheridan, Sheridan County, Wyoming duly filed for record in the office of the Clerk, County of Sheridan State of Wyoming and recorded in plat book number 1 on page 234, No. 751021.

And a tract of ground or real estate located in the "Common Space for Parking, Lot A" of the Replat of Lots 1-4, Block 1, Colony South Addition to the City of Sheridan, and being the location of the garage unit for Lot 21 of said Replat of Lots 1-4, Block 1, Colony South Addition more particularly described by metes and bounds as follows

Beginning at the Southwest corner of Lot 1, Block 1, Colony South Addition to the City of Sheridan,
 thence S89°50'34"E a distance of 235.91 feet along the Southerly boundary of said Colony South Addition to a point;
 thence N00°06'23"E a distance of 77.10 feet to a point to the true point of beginning;
 thence S89°53'37"E a distance of 22.00 feet to a point;
 thence N00°06'23"E a distance of 12.00 feet to the true point of beginning;
 thence N89°53'37"W a distance of 22.00 feet to a point;
 thence S00°06'23"W a distance of 12.00 feet to the true point of beginning.

And an undivided Two Thirty-fourths (2/34) interest, as tenants in common, and not as joint tenants, in the real property designated as COMMON SPACE FOR PARKING LOT A, of the Replat of Colony South Addition Lots 1-4, Block 1 of Colony South Addition of the City of Sheridan, Sheridan County, Wyoming duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming and recorded in plat book number 1 on page 234, No. 751021.

Parcel 9 - 1463 Highland

South half of Lot 12, Block 3, Krause Addition, a subdivision in Sheridan County, Wyoming as recorded in Book 1 of Plats, page 257.

The above-described parcels are conveyed together with all buildings, improvements, and fixtures situate thereon and all leases thereon and all furniture, fixtures, and appliances

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owned by Grantor which are located on the above-described property, and together with all rights, estates, and powers and privileges appurtenant to or incident to the above-described parcels.

The above-described parcels are conveyed subject to all conditions, exceptions, reservations, easements, covenants, restrictions, and servitudes of record of whatever nature and subject to general real estate taxes for the year 2001 and any state of facts which would be disclosed by an accurate survey or physical inspection of the premises.

Grantor shall warrant and defend the premises only against the lawful claims of all persons claiming by, through or under the Grantor subject, however, to the matters set forth in the preceding paragraph.

DATED this 15th day of November, 2001, but is
effective as of August 1, 2001.

Venture Properties

By: Floyd Legerski
Floyd Legerski, Partner

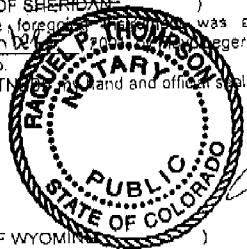
By: Mary Christine Love
Mary Christine Love, Partner

STATE OF Colorado WYOMING

COUNTY OF Sheridan SHERIDAN

The foregoing instrument was acknowledged before me this 15th day of November, 2001, by Mary Christine Love, Partner of Venture Properties, a Wyoming general partnership.

WITH my hand and official seal.



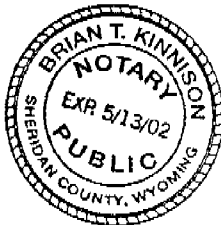
Notary Public
My Commission Expires 2/12/2005

STATE OF WYOMING

COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me this 15th day of November, 2001, by Mary Christine Love, Partner of Venture Properties, a Wyoming general partnership.

WITNESS my hand and official seal.



Notary Public
My Commission Expires 5-13-02