

WARRANTY DEED

BRIAN L. HIATT and MARIANNE HIATT, husband and wife, GRANTORS,
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, do hereby CONVEY and WARRANT to the GRANTEES,
JOHN SIDNEY BETTS and GAIL MARIE BETTS, husband and wife, as
tenants by the entirety, whose address is 37 Jolovich Drive,
P.O. Box 38
Dayton, WY 82836, 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:

See Attached Exhibit "A"

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 hands this 11th day of September 1998.

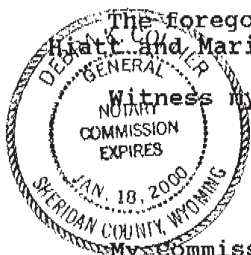
Brian L. Hiatt
Brian L. Hiatt

Marianne Hiatt
Marianne Hiatt

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Brian L.
Hiatt and Marianne Hiatt, this 11th day of September 1998.

Witness my hand and official seal.



Debra K. Coen
Notary Public

My Commission Expires 1-18-2000

EXHIBIT "A"

A tract of land situated in Lot 17, Block 15 of Wallings Addition to the Town of Dayton, Sheridan County, Wyoming described as follows:

Beginning at the Northwest corner of said Lot 17, go South 130 feet to the starting point; thence South 150 feet; thence East 145 feet; thence North 150 feet and thence West 145 feet to the point of beginning.

ALSO

A tract of land situated in Lot 17, Block 15 of Wallings Addition to the Town of Dayton, Sheridan County, Wyoming described as follows:

Beginning at a point on the West line of said Lot 17, said point being located $800^{\circ}32'28''E$, 250 feet from the Northwest corner of said Lot 17; thence $800^{\circ}32'28''E$, 21.09 feet to a point; thence $S89^{\circ}14'20''E$, 146.28 feet to a point on the East line of said Lot 17; thence $N00^{\circ}32'28''W$, 24.24 feet to a point; thence $S89^{\circ}31'50''W$, 146.31 feet to the point of beginning.

EXCEPT

A tract of land situated in Lot 17, Block 15 of Wallings Addition to the Town of Dayton, Sheridan County, Wyoming described as follows:

Beginning at a point on the West line of said Lot 17, said point being located $800^{\circ}32'28''E$, 271.09 feet from the Northwest corner of said Lot 17; thence $800^{\circ}32'28''E$, 8.91 feet to a point; thence $N89^{\circ}31'50''E$, 146.24 feet to a point on the East line of said Lot 17; thence $N00^{\circ}32'28''W$, 5.76 feet to a point; thence $N89^{\circ}14'20''W$, 146.28 feet to the point of beginning.