

**WARRANTY DEED**

Arthur H. Ellis, Charles M. Ellis and Shirley D. Baxter as Trustees of the Ida J. Ellis Irrevocable Trust dated August 10, 1990, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, conveys and warrants to David A. Kosine and Linda L. Kosine, Husband and Wife, Grantees, whose address is 613 Carlin, Sheridan, Wyoming 82801, the following described real property, situate in the County of Sheridan, State of Wyoming, and described as follows, to wit:

Lot 2, Block 5, Gillette Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, 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.

Grantor hereby states, represents and warrants that the undersigned are the duly appointed and acting Trustees of the Ida J. Ellis Irrevocable Trust, dated August 10, 1990; that said trust is in full force and effect and has never been amended or revoked; that said instrument specifically confers upon the Trustees the power to do all acts and to exercise all rights, powers and privileges as the absolute owner of the trust property which includes the power to execute this deed as Grantor.

IN WITNESS WHEREOF, the Trustees of the Ida J. Ellis Irrevocable Trust, as Grantor have hereunto set their hands and seals this 5 day of June, 1997,

Arthur H. Ellis  
Arthur H. Ellis, Trustee

Charles M. Ellis  
Charles M. Ellis, Trustee

Shirley D. Baxter  
Shirley D. Baxter, Trustee

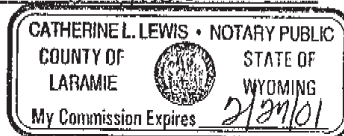
STATE OF WYOMING )  
 )ss.  
COUNTY OF LARAMIE )

On this 5<sup>th</sup> day of June, 1997, before me personally appeared Arthur H. Ellis, to me personally known, who, being by me duly sworn, did say that he is a Trustee of the Ida J. Ellis Irrevocable Trust, that he signed the within and foregoing instrument in his capacity as Trustee, and acknowledged said instrument to be his free act and deed.

Given under my hand and notarial seal this 5<sup>th</sup> day of June, 1997.

Catherine L. Lewis  
Notary Public

My Commission Expires: 2/27/01



STATE OF WYOMING )  
 )ss.  
COUNTY OF Sheridan

On this 6<sup>th</sup> day of June, 1997, before me personally appeared Charles M. Ellis, to me personally known, who, being by me duly sworn, did say that he is a Trustee of the Ida J. Ellis Irrevocable Trust, that he signed the within and foregoing instrument in his capacity as Trustee, and acknowledged said instrument to be his free act and deed.

Given under my hand and notarial seal this 6 day of June, 1997.


Jim D. Smith  
Notary Public

My Commission Expires: 10/12/00

STATE OF WYOMING   )  
                                  )ss.  
COUNTY OF Sheridan

On this 6 day of June, 1997, before me personally appeared Shirley D. Baxter, to me personally known, who, being by me duly sworn, did say that she is a Trustee of the Ida J. Ellis Irrevocable Trust, that she signed the within and foregoing instrument in her capacity as Trustee, and acknowledged said instrument to be her free act and deed.

Given under my hand and notarial seal this 6 day of June, 1997.

  
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Notary Public

My Commission Expires: 10/12/00