

WARRANTY DEED

LARRY G. HOOVER, a married man dealing in his sole and separate property, GRANTOR, 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 GRANTEES, LARRY G. HOOVER and GERALDINE T. HOOVER, Trustees of the Larry G. Hoover Family Trust dated September 10, 1990, an undivided one-half interest, as a tenant in common, and LARRY G. HOOVER and GERALDINE T. HOOVER, Trustees of the Geraldine T. Hoover Family Trust dated September 10, 1990, an undivided one-half interest, as a tenant in common, whose address is 1038 Coffeen Avenue, 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:

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 my hand this 8th day of September, 1997.


Larry G. Hoover

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Larry G. Hoover, this 8th day of September, 1997.

Witness my hand and official seal.


Notary Public

My Commission Expires

June 25, 1999



EXHIBIT "A"

Parcel 1

That part of Lots 3 and 4 of the Subdivision of Lot 8 and part of Lot 13, Block 1, Tschirgi Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, described as follows: Commencing at the Northwest corner of said Lot 4, running thence Southwesterly along the westerly line of said Lot, 110 feet to a point; thence southeasterly at right angles 50 feet to a point; thence northeasterly along a line parallel to the westerly line of said Lot 4, 110 feet to a point on the southwesterly line of Coffeen Avenue; thence northwesterly along lot lines to the point of beginning. The same being a tract of land 50 feet by 110 feet fronting on Coffeen Avenue, together with all improvements upon said land and with all water rights therefor including one share of capital stock of Reed and South Park Ditch Company.

Parcel 2

That part of Lots 3 and 4 of the Subdivision of Lot 8 and part of Lot 13, Block 1, Tschirgi Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, described as follows: Commencing at the Southwest corner of said Lot 4 running thence Northeasterly along the Westerly line of said Lot, 30 feet to a point; thence Southeasterly at right angles 50 feet to a point; thence Southwesterly along a line parallel to the Westerly line of said Lot 4, 30 feet to a point on the Northeasterly line of the alley to the rear of said lots; thence Northwesterly along lot lines to the point of beginning.