

## WARRANTY DEED


Gregory E. Berning and Eileen E. Berning, husband and wife, 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, do(es) hereby CONVEY and WARRANT to the GRANTEE(S), Larry J. Mason and Karon R. Mason, husband and wife, as tenants by the entirety, whose address is 472 E. Montana St., 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:


The North 75 feet of the East 69 feet of Lot 1, Block 1, Fifth Vale  
Avoca Place, an 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 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(s) this 15th day of March, 2002.

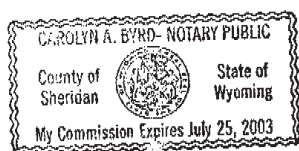
  
Gregory E. Berning

  
Eileen E. Berning

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Gregory E. Berning and Eileen E. Berning, this 15th day of March, 2002.

Witness my hand and official seal.



  
Notary Public

My Commission Expires 7-25-03