

**PERSONAL REPRESENTATIVE WARRANTY DEED****RECITAL OF THE PREMISES OF THIS SALE**

**CHARLES F. GARDNER** died testate on November 15, 1999, leaving his **Last Will And Testament dated June 29, 1984** which was admitted to probate in the **District Court, Fourth Judicial District, within and for Sheridan County, State of Wyoming**, on June 27, 2000, as **Probate No. P00-6-82**.

Regarding the sale of real property from the probate estate of a deceased person in the State of Wyoming, in relevant part, **Wyoming Statutes Section 2-7-209** states:

*"When power to sell...property of the estate is given to any personal representative under the terms of a will, the statutory requirements for such purposes do not apply."*

In relevant part, therefore, **Article EIGHTH of the June 29, 1984, Last Will And Testament of Charles F. Gardner, deceased**, states:

*"My legal representative and her or their successors have the power and authority, without authorization by any Court, to sell, exchange, lease, mortgage, pledge or otherwise dispose of the whole or any part of my estate, real or personal, for such prices, on such terms and to such persons as the legal representative decides. . .; and, for any of the aforesaid purposes, to make, execute, and deliver any and all deeds, mortgages, bills of sale or other instruments necessary or desirable therefore."*

**Letters Testamentary** were issued by the Court on June 27, 2000, unto **Joan A. Gardner Leddy and Albert F. Gardner**, appointing each said person to serve and act as a **Personal Representative** of the estate of Charles F. Gardner, deceased. The said Personal Representatives procured an independent and professional **appraisal** of the current market value of the residential real property of the late Charles F. Gardner; and, now

**Marcellus G. Biot and Andre<sup>ed</sup> J. Biot** have offered to purchase this residential real property from the estate at its appraised value, less negotiated adjustments for agreed-upon repairs and maintenance; and, having determined that the sale of the subject property at its adjusted appraised value is in the best interest of the estate, the said Personal Representatives have decided to accept, and have accepted, that said purchase offer and now are prepared to convey the subject residential real property unto the said purchasers.

### CONVEYANCE

**THE UNDERSIGNED, Joan A. Gardner Leddy and Albert F. Gardner**, each serving and acting in the capacity of **Personal Representative** of the probate estate of **Charles F. Gardner, deceased**, which said probate has a local estate agent, namely, Ellen L. Thompson, whose address is 231 south Custer, Sheridan, Wyoming 82801, and which aforesaid Personal Representatives act herein as **GRANTORS, IN CONSIDERATION** of the Premises herein above recited, and of the payment of **Ten And More Dollars [\$10.00+]**, and of other good and valuable consideration, the receipt of which hereby is acknowledged, by these presents hereby do **SELL, TRANSFER, CONVEY, WARRANT, AND DELIVER** unto **MARCELLUS G. BIOT and ANDREA J. BIOT**, to have and to hold the same as **joint tenants with the right of survivorship**, who appear herein as the **GRANTEES**, and whose address is **516 Canby, Sheridan, Wyoming 82801**, the following described real property that is situated in Sheridan County, State of Wyoming:

**Lots 1, 2, 3, 4, 5 and 6, in Block 16 of Coffen's Second Addition to the Town, now City of Sheridan, Sheridan County, State of Wyoming;**

**TOGETHER WITH, all improvements thereupon situated or located, and all appurtenances thereunto belonging;**

**SUBJECT TO rights-of-way, easements, covenants, restrictions, liens, or other encumbrances of record.**

**The Address Of Which Is:     516 Canby  
                                                 Sheridan, Wyoming**

WAIVING HOMESTEAD EXEMPTION RIGHTS, if any there may be,  
in or otherwise pertaining to the above described real property.

IN WITNESS WHEREOF, SIGNED BELOW, AND DECLARED TO  
BE EFFECTIVE THE 30 DAY OF July, 2002.

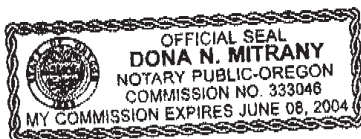
Joan A. Gardner Leddy  
Joan A. Gardner Leddy,  
Co-Personal Representative  
Estate Of Charles F. Gardner  
Deceased

Albert F. Gardner  
Albert F. Gardner,  
Co-Personal Representative  
Estate Of Charles F. Gardner  
Deceased

### ACKNOWLEDGMENTS

STATE OF OREGON           )  
                                          )  
County Of Jackson       )  
                                          )       ss.

The foregoing "Personal Representatives' Deed" was signed and  
acknowledged before me on the 5 day of August, 2002, by  
Joan A. Gardner Leddy, who personally is known to me, and who signed  
the same in her capacity as a Co-Personal Representative of the Estate Of  
Charles F. Gardner, Deceased, as witnesseth my hand and official seal.



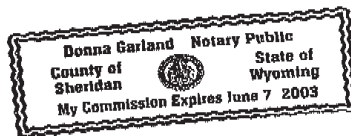
Dona N. Mitran  
Notary Public

My commission expires: 6-8-04

STATE OF ~~CALIFORNIA~~ <sup>WYOMING</sup>

County Of Sheridan

SS.



The foregoing "Personal Representatives' Deed" was signed and acknowledged before me on the 30<sup>th</sup> day of July, 2002, by **Albert F. Gardner**, who personally is known to me, and who signed the same in his capacity as a **Co-Personal Representative** of the **Estate Of Charles F. Gardner, Deceased**, as witnesseth my hand and official seal.

Donna Garland  
Notary Public

My commission expires: June 7, 2002