

WARRANTY DEED

Eugene R. Hoxie and Jacquelyn J. Hoxie, 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), **Louise M. Morand, Trustee of the Louise M. Morand Trust under Declaration of Trust Dated April 13, 2001**, whose address is c/o Richard H. Hoeck, 574 West Works, 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:

Lots 1 and 2 in Block 5 of the Kilbourne Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Title shall be subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS our hand(s) this 13 day of February, 2004.

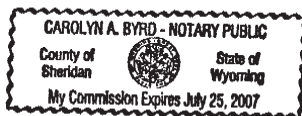
Eugene R. Hoxie
Eugene R. Hoxie

Jacquelyn J. Hoxie
Jacquelyn J. Hoxie

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Eugene R. Hoxie and Jacquelyn J. Hoxie, this 13th day of February, 2004.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires: 7-25-07