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FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED


Mark Allen Koltiska and Elizabeth Galey Koltiska, Trustees of the Mark and Miff Koltiska Revocable Trust dated September 1, 2011, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Mark Allen Koltiska and Elizabeth Galey Koltiska, Trustees of the Mark and Miff Koltiska Revocable Trust dated September 1, 2011, an undivided one half (½ ) interest and Tod M. Olson and Becky L. Olson, Trustees of the Tod and Becky Olson Revocable Trust, under agreement dated the 20<sup>th</sup> day of November, 2019, an undivided one half (½ ) interest, GRANTEES, whose address is 206 Upper Cat Rd, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

**See EXHIBIT "A" attached hereto;**

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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/our hand(s) this 30 day of June, 2020.

  
Mark Allen Koltiska, as Trustee

Elizabeth G. Koltiska  
Elizabeth Galey Koltiska, as Trustee

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2020, by Mark Allen Koltiska and Elizabeth Galey Koltiska, Trustees of the Mark Allen Koltiska and Elizabeth Galey Koltiska Living Trust dated September 24, 2014.

WITNESS my hand and official seal.

Signature of Notarial Officer  
Title: Notary Public

My Commission expires \_\_\_\_\_

3/2/24





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**EXHIBIT 'A'**

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8, Township 54 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows, to wit:

Beginning at a point on the Easterly right of way line of the Interstate 90 Highway, said point being located N.89°18'E., 2596.2 feet and S.31°00'E., 2596.2 feet and S.31°00'E., 795.5 feet, and S.51°08'E., 479.3 feet, and S.22°50'E., 258.7 feet, more or less, from the Northwest corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 8 (point of beginning), thence along the following courses and distances: Thence East 240 feet to a point, thence S.22°50'E., 172 feet more or less, to a point on the Northerly right of way of the Meade Creek County Road, thence along the said right of way line, along a 7°30' curve to the left, which chord bears S.89°30'W., 202.8 feet to a point on said right of way line, said point being marked with a highway marker, thence S.80°02'W., 37.2 feet to a right of way reference marker, thence N.22°50'W., 180 feet to the point of beginning.

AND

A tract of land located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 8, Township 54 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the Easterly right of way line of Interstate 90 Highway located S.71°08'E., 3677.0 feet from the NW corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 8, said point is located N.22°50'W., 180 feet from a highway marker at the intersection of said Easterly right of way line with the Northerly line of Meade Creek County Road; thence along said Easterly right of way line N.22°50'W., 258.7 feet; thence N.51°08'W., 168.2 feet; thence leaving said Easterly line, East, 326.5 feet; thence S.22°50'E., 373.2 feet; thence West, 240.0 feet to the point of beginning.

**NO. 2023-783809 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801