

## WARRANTY DEED

John D. Koltiska and Michelle L. Koltiska, husband and wife, 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 John David Koltiska, II and Michelle Lee Koltiska, Co-Trustees of The Koltiska Family Revocable Trust dated September 27, 2017, GRANTEES, whose address is PO Box 604, Big Horn, WY 82801, 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:

**Tract 45 of the Big Horn Ranch Subdivision. A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 101;**

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 our hands this 28<sup>th</sup> day of September, 2017.


  
John D. Koltiska

  
Michelle L. Koltiska

STATE OF WYOMING     )  
                                  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 28<sup>th</sup> day of September, 2017 by John D. Koltiska and Michelle L. Koltiska.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires

2-2-19

