

**QUITCLAIM DEED TO TRUSTEES**

**GARY G. KOLTISKA and VICKI JO KOLTISKA**, husband and wife, (herein referred to as "Grantors", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and quitclaim unto **GARY G. KOLTISKA AND VICKI J. KOLTISKA, TRUSTEES OF THE GARY G. KOLTISKA TRUST DATED NOVEMBER 30, 2016**, whose address is 120 Cat Creek Road, Sheridan, WY 82801, an undivided one-half (1/2) interest in the real estate which is described below and which is situated in Sheridan County, Wyoming. Grantors further convey and quitclaim the remaining one-half (1/2) interest in the said real estate unto **VICKI J. KOLTISKA AND GARY G. KOLTISKA, TRUSTEES OF THE VICKI J. KOLTISKA TRUST DATED NOVEMBER 30, 2016**, whose address is also 120 Cat Creek Road, Sheridan, WY 82801. The property being conveyed is described as follows, to-wit:

See Exhibit "A", attached hereto and by reference incorporated herein.

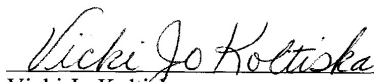
TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT, HOWEVER, to all reservations, easements, restrictive covenants, conditions and defects of record.

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

Dated this 30 day of November, 2016.

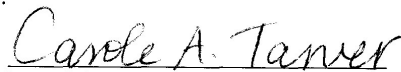
  
Gary G. Koltiska

  
Vicki Jo Koltiska

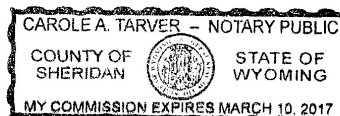
STATE OF WYOMING     )  
                                      : ss.  
County of Sheridan     )

The above and foregoing Quitclaim Deed to Trustees was subscribed, sworn to and acknowledged before me this 30th day of November, 2016, by Gary G. Koltiska and Vicki Jo Koltiska.

WITNESS my hand and official seal.

  
Notarial Officer

My Commission expires: March 10, 2017





**EXHIBIT "A"**  
**TO QUITCLAIM DEED TO TRUSTEES**  
**DATED NOVEMBER 30, 2016**

**LEGAL DESCRIPTION:**

A tract of land described as follows:

Township 56 North, Range 83 West, 6th P.M.  
Sheridan County, Wyoming

Section 33: The  $W\frac{1}{2}NW\frac{1}{4}$  and a tract of land described as that portion of the  $E\frac{1}{2}NW\frac{1}{4}$  of said Section 33 lying West of the following described line:

A line situated in the  $E\frac{1}{2}NW\frac{1}{4}$  of Section 33, Township 56 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as beginning at a point which bears  $S31^{\circ}37'52''W$  a distance of 6,262.84 feet from the Northeast Corner of Section 28, said Township 56 North, Range 83 West; thence  $S0^{\circ}24'57''W$  for a distance of 2,382.21 feet; thence  $S27^{\circ}22'08''E$  for a distance of 326.05 more or less to a point on the South line of the  $E\frac{1}{2}NW\frac{1}{4}$  of said Section 33. This being the point of terminus of this division line.

Section 28: All, except the following-described tracts of land situated in said Section 28:

A 40-acre tract of land situated in the  $N\frac{1}{2}NE\frac{1}{4}$  and in the  $NE\frac{1}{4}NW\frac{1}{4}$  of said Section 28, more particularly described as follows:

A tract of land situated in the  $N\frac{1}{2}NE\frac{1}{4}$  and in the  $NE\frac{1}{4}NW\frac{1}{4}$  of Section 28, Township 56 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears  $S89^{\circ}32'46''W$  a distance of 1368.62 feet from the Northeast Corner of said Section 28; this point of beginning being in the Cat Creek County Road, thence  $S89^{\circ}32'46''W$  for a distance of 1496.87 feet; thence  $S0^{\circ}05'30''E$  for a distance of 1050.00 feet; thence  $N89^{\circ}32'46''E$  for a distance of 1701.19 feet; thence N



0°05'30" W for a distance of 646.88 feet to a point in Cat Creek County Road this point also being on a circular curve; thence along this curve being concave to the Northeast and having a Radius of 400 feet, a Central Angle of 14°51'11", through an arc length of 103.69 feet, the Chord bears N32°55'17"W with a Chord length of 103.40 feet to the point of tangency for this curve; thence N25°17'59"W for a distance of 348.10 feet to the point of beginning.

Also excepting, a 40.65-acre tract of land situated in the SE¼ of said Section 28, more particularly described as follows:

Beginning at a point which bears S28°27'20"W a distance of 3,902.15 feet from the Northeast Corner of said Section 28, this point of beginning being the Northwest Corner of this 40.65 acre tract; thence N89°48'47"E for a distance of 1,866.76 feet to a point in the center of the Cat Creek County Road right-of-way, this point monumented by a No. 5 rebar and being the Northeast Corner of this 40.65 acre tract, said point also being witnessed by an aluminum cap survey monument set on a bearing of S89°48'47"W a distance of 30.19 feet from the true corner position and said witness corner being in the right-of-way fence; thence from the Northeast Corner of said tract, S0°14'30"E for a distance of 948.50 feet to a point monumented by a No. 5 rebar and being the Southeast Corner of this 40.65 acre tract, this point is witnessed by an aluminum cap survey monument which bears S89°48'47"W a distance of 26.17 feet from said rebar; thence from the Southeast Corner of said tract, S89°48'47"W a distance of 1,866.76 feet to the Southwest Corner of this 40.65 acre tract; thence N0°14'30"W for a distance of 948.50 feet to the point of beginning.

Also excepting, a 40.65 acre tract of land situated in the S½SE¼ of said Section 28, more particularly described as follows:

Beginning at a point which bears S9°09'41"W a distance of 5,640.19 feet from the Northeast Corner of said Section 28, this point of beginning being the Southwest Corner of this 40.65 acre tract; thence N0°14'30"W for a distance of 948.50 feet to the Northwest Corner of this tract; thence N89°48'47"E for a distance of 1866.76 feet to a point in Cat Creek County Road, this point being monumented by a No. 5 rebar and being the Northeast Corner of this 40.65 acre tract, said point also being witnessed by an aluminum cap survey monument set on a bearing of S89°48'47"W a distance of 26.17 feet from said rebar; thence from the Northeast Corner of said tract, S0°14'30"E for a distance of 948.50 feet to the Southeast Corner of this 40.65 acre tract; thence S89°48'47"W for a distance of 1866.76 feet to the point of beginning.

Also excepting, a 6.05 acre of tract of land situated in the SW¼SE¼ of said Section 28, more particularly described as follows:

Beginning at a point which bears S19°09'41"W a distance of 5,640.19 feet from the Northeast Corner of said Section 28; thence N0°14'30"W for a distance of 523.90 feet to an existing fence line; thence following this existing fence for the following courses and distances, S38°03'05"W for a distance of 101.41 feet; thence S65°41'01"W for a distance of 333.88 feet; thence S80°11'23"W for a distance of 443.70 feet; thence S0°09'25"E for a distance of 233.58 feet; thence leaving the existing fence on a bearing of N89°48'47"E for a distance of 805.56 feet to the point of beginning.

Also excepting, a 21.8 acre tract of land situated in the NE¼NE¼ of said Section 28, more particularly described as follows:

Beginning at the NE Corner of said Section 28: thence along the Easterly line of said Section 28, South 0°14'26" West 1132.07 feet to a point in the center of a county road; thence along the center of said county road North 58°52'04" West 1240.33 feet to a point; thence along a curve to the right having a radius of 400 feet and central angle of 33°42'17", said curve having a chord with a bearing of North 42°00'55" West and length of 231.93 feet; thence North 25°09'47" West 345.52 feet to a point on the Northerly line of said Section 28; thence leaving said county road along the Northerly line of said Section 28, North 89°45'34" East 1368.62 feet to the point of beginning, said tract containing 21.8 acres, more or less, together with all improvements situate thereon and all appurtenances thereunto belonging.

Said entire tract of land to be conveyed hereunder consists of approximately 611.35 acres, more or less.