


After recording return to:  
Dave Kinsky, Esquire  
Kisling Law, LLC  
203 S. Main, Suite 3300  
Sheridan, WY 82801

  
**2020-757860** 5/5/2020 3:01 PM PAGE: 1 OF 2  
FEES: \$15.00 HLM TRANSFER ON DEATH DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **TRANSFER ON DEATH DEED**

**Jason J. Koltiska**, a single man, who resides at 1870 W. Loucks, Sheridan, Wyoming 82801 ("Grantor"), does hereby grant, sign, transfer, and convey unto the following individuals ("Grantee Beneficiaries") as tenants in common, **EFFECTIVE UPON THE DEATH OF THE GRANTOR:**

**Sage Flower Koltiska**  
1870 W. Loucks St.  
Sheridan, WY 82801

**Amia Jo Koltiska**  
1870 W. Loucks St.  
Sheridan, WY 82801

**Willow Eden Koltiska**  
1870 W. Loucks St.  
Sheridan, WY 82801

all of Grantor's right, title and interest, in and to the following described real property:

**A tract of land situate in the Northeast quarter of the Northwest quarter Section 33, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:**

**Beginning at a point which is 30 feet South from the North quarter corner of Section 33, Township 56 North, Range 84 West, and running thence South 606 feet to a point in Big Goose Creek; thence South 45°44' West 390 feet to a point in Big Goose Creek; thence North 44°25' West 553 feet to a rock planted in place; thence North 59°21' East 219½ feet to a rock planted in place; thence North 36°45' East 321 feet to a rock planted in place; thence North 68° East 310 feet to the point of beginning;**

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.

Said property commonly referred to as 1870 W. Loucks St., Sheridan, Wyoming, 82801.


If a Grantee Beneficiary predeceases the Grantor, the conveyance to that Grantee Beneficiary shall become part of the estate of the Grantee Beneficiary.

IN WITNESS WHEREOF, the Grantors have executed this deed this 5<sup>th</sup> day of May, 2020.

  
Jason J. Koltiska

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May, 2020, by Jason J. Koltiska.  
Witness my hand and official seal.

Notary Public:   
My Commission Expires: \_\_\_\_\_  
