

WARRANTY DEED

Kolts Fine Spirits, LLLP, a Colorado limited liability limited partnership, ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to **Koltiska Properties, LLC**, a Wyoming limited liability company, whose address is 1870 W. Loucks Street, Sheridan, WY 82801 ("Grantee"), all of Grantor's interest in the following real estate situate in County of Sheridan, State of Wyoming:

Lot 4, Block 2 of the East Glacier Park Addition, a subdivision in Sheridan County, Wyoming, as filed in Drawer E, Number 12, in the Office of the Sheridan County Clerk;

Together with all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition; and


Subject to all exceptions, reservation, 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.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 16th day of December 2020.

GRANTOR:

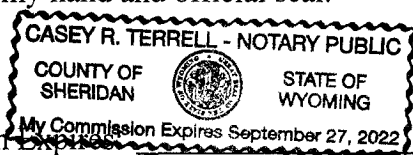
KOLTS FINE SPIRITS, LLLP


Jason J. Koltiska, General and Limited Partner

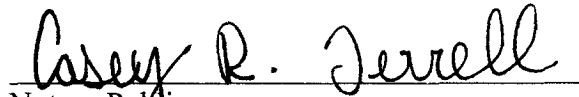
STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 16th day of December 2020, by Jason J. Koltiska as General and Limited Partner of Kolts Fine Spirits, LLLP.

Witness my hand and official seal.



My Commission Expires September 27, 2022


Notary Public

NO. 2021-774715 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CROWLEY FLECK LLP PO BOX 6550
SHERIDAN WY 82801