## CERTIFIED COPY

## DISTRICT COURT OF THE STATE OF WYOMING FOURTH JUDICIAL DISTRICT, SHERIDAN COUNTY

IN THE MATTER OF THE ESTATE	) Probate No. <u>2020-114</u>
OF	No.  District Court Sheridan County Wyoming
PATRICIA A. CHICHESTER,	) JUN 0 7 2021
Deceased.	Rene Botten Clerk Clerk Deputy

## NUNC PRO TUNC DECREE OF SUMMARY DISTRIBUTION OF PROPERTY ESTABLISHING THE RIGHT AND TITLE TO PROPERTY

This matter came before the Court upon the Petition of David P. Ramirez, Andrea Lee Ramirez, and Scott A. Ramirez, as the Applicants and Distributees of the Estate of Patricia A. Chichester, deceased, and Petitioners herein, for a Nunc Pro Tunc Decree Of Summary Distribution Of Property Establishing The Right And Title to Property, in which the Petitioners requested the Court to amend and correct its Decree Of Summary Distribution Of Property Establishing The Right And Title to Property, entered by this Court on December 14, 2020, and which was recorded in the Office of the Sheridan County Clerk and Recorder on December 15, 2020, as Document No. 2020-764707, (sometimes hereinafter referred to as the "December 14, 2020 Decree"), to correct the legal description therein of the real property and improvements located at 415 West Brundage Street, Sheridan, Wyoming, which was decreed to be set over, distributed, established, and confirmed in and to David P. Ramirez, Andrea Lee Ramirez, and Scott A. Ramirez, in equal shares, the same as if probate applied.

The Court, having examined the Petition filed herein, finds it has full and complete jurisdiction over the subject matter and all interested parties, and therefore, this matter ought to proceed on to review and determination on the merits without further notice and hearing on such Petition.

This matter proceeding on to final review and determination, the Court specifically finds as follows:

1. On December 14, 2020, this Court entered the December 14, 2020 Decree in

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which it was decreed that all right, title, and interest in the following-described real property and improvements located at 415 West Brundage Street, Sheridan, Wyoming, was set over, distributed, established, and confirmed in and to the following Distributees, David P. Ramirez, Andrea Lee Ramirez, and Scott A. Ramirez, in equal shares, the same as if probate. applied:

Lot 10 in Block 3 of Alger Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

Since the entry of the December 14, 2020 Decree, the Applicants and 2. Distributees discovered that an error in the legal description of such real property and improvements was contained in the December 14, 2020 Decree and other documents filed with the Court in this matter, and that, to agree with the true facts, the legal description should be corrected to read as follows:

Lot 11, Block 3, Alger Addition to the City of Sheridan, Sheridan County, Wyoming,

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Therefore, to agree with the true facts, the December 14, 2020 Decree should 3. be amended and corrected nunc pro tunc solely to correct the legal description of the real property and improvements located at 415 West Brundage Street, Sheridan, Wyoming, to that set forth in paragraph 2, above.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED by the Court that the original Decree Of Summary Distribution Of Property Establishing The Right And Title To Property, entered by this Court on December 14, 2020, and which was recorded in the Office of the Sheridan County Clerk and Recorder on December 15, 2020, as Document No. 2020-764707, be, and the same hereby is, amended nunc pro tunc in the following respect:

That all right, title, and interest of the Decedent, Patricia A. Chichester, a/k/a Patricia Ann Chichester, in and to the real property and improvements located at 415 W Brundage St, Sheridan Wyoming, situate in Sheridan County, State of Wyoming, more particularly described as follows:

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Lot 11, Block 3, Alger Addition to the City of Sheridan, Sheridan County, Wyoming,

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

be and the same hereby is set over, distributed, established, and confirmed in and to the following Distributees, David P. Ramirez, Andrea Lee Ramirez, and Scott A. Ramirez, in equal shares, the same as if probate applied.

And, that a certified copy of this Decree shall be recorded in the Office of the Sheridan County Clerk and thereafter said Decree and record thereof shall be presumptive evidence of title to all the property described above.

DONE IN OPEN COURT this 4 day of June 2021.

ORIGINAL SIGNED BY: WILLIAM J. EDELMAN

DISTRICT COURT JUDGE

Certified copies after execution to: Christopher M. Sherwood (4)

Clerk of District Count, The Above is a true and correct copy of the original instrument which is on file or of record in this sourt.

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