

### AFFIDAVIT OF SUCCESSOR TRUSTEE

State of Wyoming )  
 ) ss  
County of Sheridan )

Erma Jean Claflin, who being first duly sworn upon oath, does depose and say:

1. Barbara Blevins (AKA Barbara Carole Blevins, AKA Barbara L. Blevins) executed the Blevins Revocable Family Trust on July 27, 2012.
2. Under the terms of the Blevins Revocable Family Trust, Erma Jean Claflin assumed the duties as Successor Trustee upon the inability of the initial Trustee, Jerry Claflin, in 2014, and who died on January 15, 2020. A copy of Jerry Claflin's death certificate is attached.
3. On July 30, 2012, was recorded a Warranty Deed from Barbara Blevins, vesting fee simple title in Jerry Claflin, conveying the land described on the Warranty Deed attached as Exhibit 1.

Barbara Blevins died on May 15, 2021 in Sheridan, Wyoming. A Certificate of Death is attached. The undersigned, Erma Jean Claflin, verifies that she is the Successor Trustee of the Blevins Revocable Family Trust, and that her succession is pursuant to the terms and conditions of the Blevins Revocable Family Trust dated July 27, 2012. The undersigned further states that she is currently lawfully serving in capacity as Trustee of said Trust.

By virtue of the death of Barbara Blevins, and the succession of the above named and undersigned Trustee, Erma Jean Claflin, she now has authority to transact all business on behalf of the Trust, including selling, encumbering or otherwise dealing with the above described real estate.

Dated this 26 day of May, 2021.

  
Erma Jean Claflin



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State of Wyoming )  
 ) ss  
County of Sheridan )

On this 26<sup>th</sup> day of May, 2021, Erma Jean Claflin,  
personally appeared before me, a Notary Public within and for the aforesaid County and  
State, and after being duly sworn upon oath, Erma Jean Claflin did acknowledge that  
she was the Successor Trustee of the BLEVINS FAMILY REVOCABLE TRUST created  
on the 27th day of July, 2012, and that the instrument herein was signed on behalf of  
the Trust by the authority vested in her under the terms of the written Trust instrument,  
and that the same is the free act and deed of the Trust.

Witness my hand and official seal.



Venetia Lewallen  
Notary Public

# STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

## DEPARTMENT OF HEALTH

### CERTIFICATE OF DEATH

**Decedent:**

Name: Gerald James Claflin  
Sex: Male  
Date of Birth: August 06, 1955

**State File Number:**

2020-000362

**Social Security Number:**

Age at the Time of Death: 64 years

**Date and Place of Death:**

Date of Death: January 15, 2020  
City of Death: Sheridan  
Location: Memorial Hospital of Sheridan County 1401 West 5th Street  
County of Death: Sheridan

**Additional Decedent Information:**

Place of Birth: Trinidad, Colorado  
Residence: Sheridan, Wyoming  
Marital Status: Married - Erma Wattenberg  
Armed Forces: Yes  
Name of Father: John Frederick Claflin  
Name of Mother: Virginia Rose Albo  
Informant: Erma Claflin



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**Relationship:**

Wife

**Disposition:**

Method of Disposition: Cremation  
Place of Disposition: Wyo Cremation Authority, Sheridan, Wyoming

**Funeral Home or Facility:**

Facility: Champion Funeral Home, Sheridan, Wyoming

**Cause of Death:**

The immediate cause is listed on the first line followed by any underlying causes.  
(a) Coronary Artery Disease

**Interval:**  
Years

Other Significant  
Conditions:

Manner of Death: Natural Death

Time of Death: 21:58 (Actual)

**Certifier:**

Type: Physician  
Name: Catherine Wilson, A.P.R.N.  
Address: 1898 Fort Road, Sheridan, WY, 82801  
Date Filed: February 05, 2020



\* 0 0 1 1 5 0 8 9 6 \*

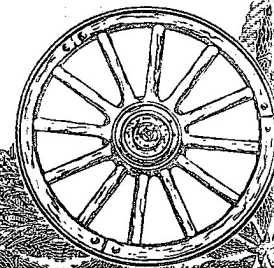
This is a true certification of the document on file in the office of Vital Statistics Services, Cheyenne, Wyoming.

**DATE ISSUED:** February 06, 2020

This copy is not valid unless prepared on paper with an engraved border.

*Guy Beaudoin*

Guy Beaudoin  
Deputy State Registrar



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

# STATE OF WYOMING

(CERTIFICATION OF VITAL RECORD)

## DEPARTMENT OF HEALTH

### CERTIFICATE OF DEATH

**Decedent:**  
**Name:** Barbara Carole Blevins  
**Sex:** Female  
**Date of Birth:** May 23, 1937  
**State File Number:** 2021-001895  
**Social Security Number:**  
**Age at the Time of Death:** 83 years

**Date and Place of Death:**

**Date of Death:** May 15, 2021  
**City of Death:** Sheridan  
**Location:** Sheridan Manor 1851 Big Horn Ave  
**County of Death:** Sheridan

**Additional Decedent Information:**

**Place of Birth:** Gillette, Wyoming  
**Residence:** Sheridan, Wyoming  
**Marital Status:** Widowed  
**Armed Forces:** No  
**Name of Father:** William B Gardner  
**Name of Mother:** Florence Josephine Thacker  
**Informant:** Erma Claflin  
**Relationship:** Friend

**Disposition:**

**Method of Disposition:** Cremation  
**Place of Disposition:** Wyo Cremation Authority, Sheridan, Wyoming

**Funeral Home or Facility:**

**Facility:** Champion Funeral Home, Sheridan, Wyoming

**Cause of Death:**

*The immediate cause is listed on the first line followed by any underlying causes.*

- (a) Acute Cerebrovascular Accident
- (b) Diabetes Mellitus Type II
- (c) Hypertension

**Interval:**

Minutes  
 Years  
 Years

**Other Significant Conditions:** Dementia, Chronic Diastolic Congestive Heart Failure

**Manner of Death:** Natural Death  
**Time of Death:** 06:40 (Actual)

**Certifier:**

**Type:** Physician  
**Name:** Jason Ackerman, M.D.  
**Address:** 1333 west 5th street, s 112, Sheridan, WY, 82801

**Date Filed:** May 21, 2021



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\* 0 0 1 2 3 5 1 3 0 \*

This is a true certification of the document on file in the office of Vital Statistics Services, Cheyenne, Wyoming.

**DATE ISSUED:** May 24, 2021

This copy is not valid unless prepared on paper with an engraved border.

*Guy Beaudoin*  
 Guy Beaudoin  
 Deputy State Registrar

ANY ALTERATION OR ERASURE VOID THIS CERTIFICATE





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

BARBARA BLEVINS, also known as Barbara L. Blevins, a single woman, of Sheridan County, Wyoming, for and in consideration of Ten & no/100ths (\$10.00) Dollars in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to Jerry Claflin, as Trustee of the BLEVINS FAMILY REVOCABLE TRUST 7/27/12, an intervivous revocable trust, whose address is 47 Woodland Park Road, Sheridan, Wyoming 82801, the following described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption law of the State of Wyoming, to-wit:

A. From Woodland Creek Estates, LLC, by and through their manager, Mark Isakson dated February 15, 2010, and recorded in the office of the County Clerk of Sheridan County, Wyoming on February 23, 2010, in Book 514 at Page 343 of the books and records in said office, which property is more particularly described as follows:

All of Tract 1 of the Welton Subdivision except the following described portion: Beginning at the Northwest corner of said Tract 1, thence East along the North line of said Tract 1 a distance of 350 feet to the center of the channel of Little Goose Creek, thence upstream in the center of the channel of said Creek to a point in the South line of said Tract 1, which point is 645 feet East from the Southwest corner of said Tract 1, thence West along the South line of said Tract 1, 645 feet to the Southwest corner of said Tract 1, thence North along the west line of said Tract 1 a distance of 604 feet to the point of beginning.

Together will all water, water rights, ditch and ditch rights, and other irrigation rights owned by Settlor or appertaining to the above described lands.

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

Subject to all exceptions, reservations, right-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would 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.



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

B. From the John Sterkel Trust, U/A DTD August 1, 1991, and the Trustee Joyce E. Volsky, conveyed August 9, 2001, and recorded in the office of the County Clerk of Sheridan County, Wyoming on August 9, 2001, in Book 426 at Page 17 of the books and records of said office, which property is more particularly described as follows:

PARCEL ONE:

A tract of land located in the SE1/4SE1/4 of Section 10, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point located North 88°26'36" East, 415.65 feet from the Southwest Corner of said SE1/4SE1/4, said point being located in the center of the County Road; thence, North 88°26'36" East, 584.35 feet; thence, North 1°22'58" West, 456.42 feet; thence, South 88°26'36" West, 584.35 feet; thence, South 1°22'58" East, 453.63 feet to the point of beginning; said tract containing 6.12 acres, more or less;

Together with all water, water rights and ditches appurtenant thereto;

Subject to all rights of way, easements, and prior reservations of record;

PARCEL TWO:

An undivided one-sixth (1/6) interest in and to the following access road, to wit:

A tract of land located in the S1/2SE1/4 of Section 10, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point in the center of County Road, said point being located North 1°41'49" West, 457 feet from the South Quarter Corner of said Section 10; thence, North 1°41'49" West, 50.0 feet to a point in said County Road; thence, North 88°48'49" East, 1261.17 feet to a point on the East line of said SW1/4SE1/4; thence, North 88°26'36" East, 622.10 feet to a point; thence, South 1°22'58" East, 50.0 feet to a point; thence, South 88°26'36" West, 622.10 feet to a point on the East line of said SW1/4SE1/4; thence, South 88°40'49" West, 1260.9 feet to the point of beginning; said tract containing 2.2 acres, more or less.

Both the aforesaid Parcel One and Parcel Two being rural lands within Sheridan County, Wyoming, which do not have a street address or road number for alternative identification.

C. From Donald R. Carroll, Trustee of the Marshall Farm Trust dated July 29, 1991, conveyed September 22, 1995, and recorded in the office of the County Clerk of Sheridan County, Wyoming on September 22, 1995,



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in Book 375 at Page 500 of the books and records in said office, which property is more particularly described as follows:

Tract #6 of the Marshall Subdivision, a subdivision of Sheridan County, Wyoming, according to the official plat thereof on file in the office of the County Clerk for Sheridan County, Wyoming.

Together with all improvements situate thereon and all easements and appurtenances belonging thereto and subject to all reservations, easements, restrictions and covenants of sight and of record.

Including one-half (1/2) of the interest in all oil, coal, gas fusonable and fissionable material and other minerals in or on the above described lands, together with the right to enter upon said lands and explore for and remove said oil, coal, gas fusonable and fissionable material and other minerals provided that the owner of the surface is reasonably compensated for damage done thereto. All of the right, title and interest in all sand, gravel and scoria in or on said lands is hereby conveyed and shall pass to the Trustee.

D. From Roman J. Legerski and JoAnne Legerski, on September 22, 1975, and recorded in the office of the County Clerk of Sheridan County, Wyoming on September 29, 1975, in Book 211 at Page 295 of the books and records in said office, which property is more particularly described as follows:

Tracts 2 and 5 of Welton Subdivision in Sheridan County, Wyoming;

Also that part of Tract 1 of said Welton Subdivision described as follows:

Beginning at the Northwest corner of said Tract 1, thence East along the North line of said tract a distance of 350 feet to the center of the channel of Little Goose Creek, thence up stream in the center of said Creek to a point in the South line of said Tract 1, which point is 645 feet East from the Southwest corner of said Tract 1, thence West along the South line of said Tract a distance of 645 feet to the Southwest corner of said Tract, thence North along the West line of said Tract a distance of 605 feet to the point of beginning.

Together with all improvements situate thereon and all water and ditch rights adjudicated and appurtenant to said tract.

WITNESS my hand this 27<sup>th</sup> day of July, 2012.

  
BARBARA BLEVINS



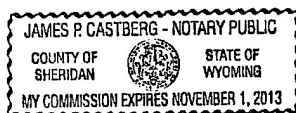
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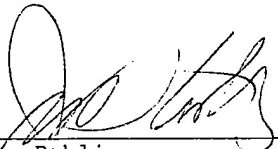
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 ) ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Barbara Blevins, also known as Barbara L. Blevins, a single woman, this 27<sup>th</sup> day of July, 2012.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Notary Public

My Commission expires: 11-1-13.

**NO. 2021-769433 AFFIDAVIT OF TRUSTEE - LEGA**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MARK J MURPHY 142 S MAIN ST  
SHERIDAN WY 82801