



TAX DEED

Know all men by these presents, that whereas, the real property commonly known as 633 Delphi Avenue, Sheridan, Wyoming, more particularly described as:

Lot Eight (8) in Block Eleven (11) of Nielson Heights Addition to the Town, now City, of Sheridan Wyoming;

Situated in the county of Sheridan, and the State of Wyoming, was subject to taxation for the years 2010-2015; and whereas the taxes assessed upon said real property for the year or years aforesaid, remained due and unpaid at the date of such sale hereinafter named, and whereas the treasurer of the said county did on or about the 19th day of August, 2011, by virtue of the authority vested by law, at the sale begun and publicly held on the 19th day of August, 2011, expose to public sale at the court house in the county aforesaid, in substantial conformity with all the requirements of the statute in such case made and provided, the real property above described, for the payment of the taxes, interest and costs then due, and remaining unpaid on said property, and whereas at the time and place aforesaid, Pete Carroll, of the county of Sheridan, and of Sandy (Sandra) Ahlstrom, having offered to pay the sum of \$1,479.13, being the whole amount of taxes, interest and costs then due and remaining unpaid on said property for Nielson Heights Block 11, Lot 8, Sheridan, Wyoming, which was the least quantity bid for, and payment of said sum having been made by her to the said Treasurer the said property was stricken off to her at that price, and whereas the said Treasurer did, on the 19th day of August, 2011, duly assign the certificate of the sale of the property as aforesaid, and all his right, title and interest to said property, to Sandy (Sandra) Ahlstrom of the County of Sheridan, and state of Wyoming) and, whereas four (4) years have elapsed since the date of said sale, and the said property has not been redeemed therefrom, as provided for by law; now, therefore, Pete Carroll, Treasurer of the county aforesaid, for and in consideration of the said sum to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, bargain and sell, unto the said Sandy (Sandra) Ahlstrom her heirs and assigns, the real property last herein before described, to have and to hold unto her, the said Sandy (Sandra) Ahlstrom her heirs and assigns forever, subject however, to all the rights of redemption provided by law and to any special assessments for unpaid local or public improvements.

In witness whereof, I, Pete Carroll, Treasurer, as aforesaid by virtue of the authority aforesaid, have hereunto subscribed my name, on this 17 day of November, 2015.


Pete Carroll, Treasurer

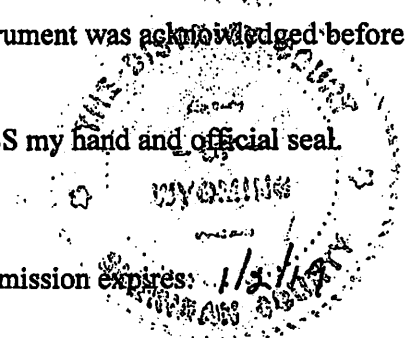
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

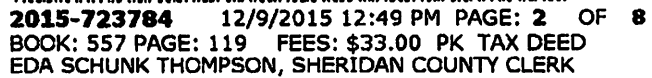
This instrument was acknowledged before me by Pete Carroll, Treasurer, on the 17 day of November, 2015.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 1/2/16





I, Greg Von Krosigk of Pence and Mac Millan, LLC, having been first duly sworn according to law, on oath deposes and states:

1. That I am the attorney for Sandy (Sandra) Ahlstrom, as the holder of Certificate of Purchase No. 2954, issued by Sheridan County on August 19, 2011, for the unpaid ad valorem taxes on Lot Eight (8) in Block Eleven (11) of Nielson Heights Addition to the Town, now City, of Sheridan Wyoming;
2. That on August 10, 2015, I served, via certified mail return receipt requested via the United States Postal Service, and in accord with Wyoming Statutes, the *Notice of Intent to Apply For Tax Deed*, to the record owner of said real property:

Egis, Bernard G. and Lorna J, AND Occupant
633 Delphi Avenue
Sheridan, WY 82801

3. Notice was accepted and received by the current record owner, Lawrence Ekis.
4. Copies of the Notice Of Intent To Apply for Tax Deed, attachments thereto and receipt, are attached hereto as **Exhibit A**.
5. That acceptance delivery of said Notice to any other person in possession of the real property was not possible – it is a vacant lot without anyone in possession thereof.

DATED this 10th day of November, 2015.

~~Greg Von Krosigk~~
~~PENCE AND MacMILLAN~~
~~P.O. Box 602~~
~~Sheridan, WY~~
~~(307) 634-8500~~
~~gvk@penceandmac.com~~
~~Attorneys for CP Holder~~

STATE OF WYOMING)
) **ss.**
COUNTY OF SHERIDAN)

Subscribed and sworn to before me by Greg Von Krosigk this 9th day of November, 2015.

WITNESS my hand and official seal.

My Commission expires:

2-2-109

Paula K. Bowie
Notary Public





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BOOK: 557 PAGE: 120 FEES: \$33.00 PK TAX DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PENCE AND MACMILLAN LLC

A WYOMING LIMITED LIABILITY COMPANY

Attorneys at Law- Since 1945

145 NORTH CONNOR STREET, SUITE 3

P.O. BOX 602

Sheridan, Wyoming 82801

Telephone: (307) 674-8500

Facsimile: (307) 674-8300

www.penceandmac.com

OTHER OFFICES LOCATED IN:

Laramie, Wyoming

ALFRED M. PENCE (1905-1980)
GEORGE J. MILLETT (1913-2003)
PAUL D. SCHIERER, P.C.
GREG A. VON KROSIGK, P.C.
M. GREGORY WEISZ, P.C.
DEVON O'CONNELL, P.C.*
REBECCA A. LEWIS, *
MEGAN OVERMANN GOETZ, P.C.*

Sender's e-mail: gyk@penceandmac.com

JODI D. SHEA
ROBERT W. SOUTHARD**
DUSTIN J. RICHARDS*
COLE N. SHERARD
ISAIAH R. GROSS
BECKY KLEMT MACMILLAN, OF COUNSEL
* Also Admitted in Colorado
** Also Admitted in Michigan

August 10, 2015

Ekis, Bernard G. And Lorna J.
And Occupant in Possession
633 Delphi Ave.
Sheridan, WY 82801

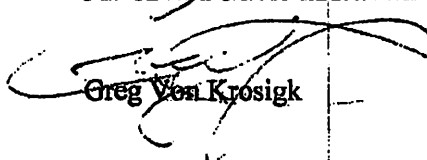
Sent Certified Mail # 7015 0240 0002 5831 6020
Return Receipt Requested

RE: Notice of Intent to Apply for Tax Deed- 633 Delphi Ave. Sheridan, Wyoming

Dear Mr. and Mrs. Ekis:

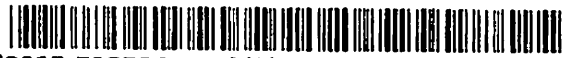
The Sheridan County Treasurer's office lists you as the record owner of the real property referenced above. My client, Sandy Ahlstrom, has paid the real property taxes on this property since 2011 and received a Certificate of Purchase on August 19, 2011. Pursuant to Wyoming Statute § 39-13-108, you have four (4) years from the date of the tax sale to redeem the property. If you do not, my client will apply for a tax deed which will be recorded to convey ownership of the property to it. Enclosed please find a Notice of Intent to Apply for Tax Deed and a copy of the Certificate of Purchase. If you wish to redeem the property within 30 days from the date of this Notice or August 19, 2015, whichever occurs first, please let me know and redeem in accord with the statutes before that deadline. Thank you.

Sincerely:
PENCE AND MACMILLAN LLC



Greg Von Krosigk

Encl.
cc: Client



NOTICE OF INTENT TO APPLY FOR TAX DEED

The Applicant, Sandy Ahlstrom, as holder of Certificate of Purchase No. 2954 issued by the Sheridan County Treasurer's Office, Sheridan County, Wyoming, does hereby give notice, by and through her attorneys, of her intent to apply for a tax deed to the real property reflected in said Certificate of Purchase, along with the improvements thereon and appurtenances thereto, on or after three (3) months from the date of this notice, unless earlier redeemed according to law.

To: (i) *Owner of Record:* Bernard G. and Lorna J. Ekis
(ii) *Mortgagee:* None known
(iii) *Others in Possession:* None known.

Name of Applicant for tax deed: Sandy Ahlstrom

Certificate of Purchase number: CP 2954 (a copy of which is attached)

Date the Applicant purchased
the property at tax sale: August 19, 2011

Record Owner/Person in whose name the real property was taxed: Bernard G. and Lorna J. Ekis

Description of the real property:

Nielsen Heights Block 11, Lot 08 ALL = 60 x 142 = 8520 sq. ft., Sheridan County,
Wyoming; as commonly known as 633 Delphi Avenue, Sheridan, WY 82801


Year(s) the real property was assessed: 2011 to present


When the time of redemption expire: on or about August 19, 2015

When the application for tax deed will be made: after August 19, 2015
but before August 19, 2017

The amount of any special assessments for local or public improvements: None known

DELIVERED THE 16th DAY OF August, 2015


Greg A. Von Krosigk, Attorney No 6-2994
Pence and MacMillan LLC
P.O. Box 602
Sheridan, WY 82801
307-674-8500
307-674-8300 fax
Attorneys for Tax Deed Applicant

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <div style="text-align: right;"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </div>	
1. Article Addressed to: Bernard G & Lorna J. Ekus and Occupant in Possession 633 Delphi Ave Sheridan NY 13280		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 70150640000258376080		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9403 0314 5155 6345 03		3. Service Type <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </div> <div> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </div> </div>	
PS Form 3811, April 2016 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service	
CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com , 1P	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Mr. Bernard G. & Lorna J. Street and Apt. No., or PO Box No. 633 Delphi Ave. City, State, ZIP+4® Sheridan NY 13280	
PS Form 3800, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions	



7015 0640 0002 5837 6080

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 Domestic Mail Only

Read Official Instructions and Visit our website at www.usps.com

SPECIAL USE

Certified Mail Fee \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

Postmark Here

Sent To: Edward A. Thompson
 Street and Apt. No., or PO Box No. 1000
 City, State, ZIP+4® Shardown NY 12001

PS Form 3811, April 2016 PSN 7530-02-000-8053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: <u>Edward A. Thompson</u> <u>and Sheridan Co. Inc.</u> <u>1000</u> <u>Shardown NY 12001</u></p> <p>2. Article Number (Transfer from service label) <u>7015 0640 0002 5837 6080</u></p>	<p>A. Signature <u>Lawrence A. Thompson</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Lawrence A. Thompson</u></p> <p>C. Date of delivery <u>12/9/2015</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation® <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p>4. Priority Mail Express® <input type="checkbox"/> Registered Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation® <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>



APPLICATION FOR TAX DEED & AFFIDAVIT OF APPLICANT

Comes now, Sandy (aka Sandra) Ahlstrom and, upon her oath, formally makes application for tax deed, as follows:

1. On August 19, 2011, I, Sandra Ahlstrom, attended the Sheridan County Wyoming Treasurer's sale of real property for delinquent taxes, did purchase the following described real property:

Nielsen Heights Block 11, Lot 08 ALL = 60 x 142 = 8520 sq. ft., Sheridan County, Wyoming; as commonly known as 633 Delphi Avenue, Sheridan, WY 82801 (the "Property").

2. I received, am in possession of, and hereby deliver to the Treasurer of Sheridan County, Wyoming the CERTIFICATE OF PURCHASE, attached hereto.
3. The Property was struck off to the undersigned for the sum of \$7,147.30.
4. To date, I have paid all taxes that have been imposed on said Property since said sale, and the total taxes, interests and fees due on redemption is \$10,060.19, as shown in the attached.
5. More than four (4) years and less than six (6) years have elapsed since sale of the Property for delinquent taxes.
6. Said Property has not been redeemed.
7. Notice of Intent to apply for a Tax Deed for said Property was sent on August 10, 2015, by Certified Mail Return Receipt Requested to the persons in whose name the said real property was taxed at the time of sale, namely: Bernard G. and Lorna J. Ekis, record owners at time of Certificate of Purchase, now deceased; provided further, Notice of Intent to apply for tax deed was delivered to Occupant in Possession of 633 Delphi Avenue, Sheridan, WY 82801, who is now known to be: Lawrence Gerald Ekis, a single person (and son of prior owners, deceased).
8. Receipt of the Notice of Intent sent certified mailing was received on August 17, 2015, by the current record owner (obtaining title by affidavit of survivorship in 2012 after the date of Certificate of Purchase), who is also the Occupant of the Property - *Lawrence Ekis*, who signed receipt for and accepted said Notice.
9. Your affiant believes and asserts that she became entitled to a tax deed to the Property four years from the tax sale, on August 19, 2015, and with the required notice of the intent to apply for such tax deed having been served effective August 10, 2015, which was received and signed for by Lawrence Ekis, as the current record owner and occupant in possession thereof, this Application can be timely made after 30 days from service of said notice.

Sworn on this 6th day of November, 2015.

Sandy (Sandra) Ahlstrom

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 6th day of November, 2015, by Sandy Ahlstrom.

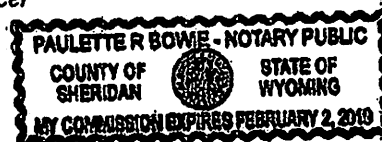
WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires:

2-2-19





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BOOK: 557 PAGE: 125 FEES: \$33.00 PK TAX DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CERTIFICATE OF PURCHASE

STATE OF WYOMING NO. 2954
COUNTY OF Sheridan ORIGINAL

I, **PETER C. CARROLL**, County Treasurer in and for the County of Sheridan ,
in said State do hereby certify that the following described real estate on said County, to
wit:

ACCOUNT # 0000005809

DISTRICT # 205

Assessed in the name of:

EKIS, BERNARD G & LORNA J
633 DELPHI AVE
SHERIDAN WY 82801

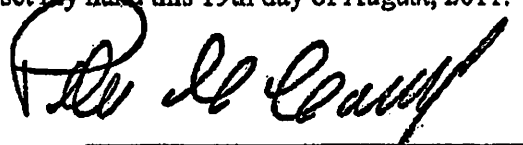
Description of Lands:

NIELSEN HEIGHTS BLOCK 11 LOT 08 ALL = 60 X 142 = 8,520 SQ FT

was on the 19th day of August, 2011, duly sold to me in this manner provided by law for
the delinquent taxes, penalty, interest and costs thereon for the year 2010, amounting to
1,479.13 Dollars including interest and penalty thereon and the costs allowed by law to
SANDY AHLSTROM for the sum of One Thousand Four Hundred Seventy Nine AND
.13/100 Dollars, and I further certify that unless redemption is made of said real estate, in
the manner provided by law, the said SANDY AHLSTROM heirs or assigns will be
entitled to a deed therefore on and after the 19th day of August, 2015, on surrender of this
certificate.

In witness whereof I have hereunto set my hand this 19th day of August, 2011.


Deputy


Sheridan County Treasurer

NO. 2015-723784 TAX DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
3REG A VON KROSIGK PC PO BOX 602
SHERIDAN WY 82801



2017-738948 11/27/2017 4:17 PM PAGE: 1 OF 1
BOOK: 570 PAGE: 634 FEES: \$12.00 HM AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

AFFIDAVIT OF POSSESSION UNDER W.S. §34-2-133

I, Sandra Ahlstrom residing in Sheridan, Wyoming (mailing address of P.O. Box 6161, Sheridan, WY 82801) being first duly sworn, depose and say as follows: on November 17, 2015, a Tax Deed was issued to Sandy (Sandra) Ahlstrom for the following described real estate at 633 Delphi Street, Sheridan, Wyoming, more particularly described as Lot Eight (8) in Block Eleven (11) of Nielson Heights Addition to the Town, now City, of Sheridan, Wyoming, and that said Tax Deed was filed for record in the office of the county clerk for Sheridan County, in December 2015 and appears in the records of that office in Sheridan County as recorded in Book 557 at Page 118 of the Sheridan County records; that I am now in possession of such real estate and claim title to the same by virtue of such tax deed; that I have been in possession of such real estate for a continuous period of not less than six (6) months immediately preceding the date of this Affidavit; and that the facts concerning the possession of such real estate from the date of recording the tax deed to the date of this notice are, insofar as known to me, as follows:

I have secured the property and the improvements thereon after the tax deed. I have taken control of the property, leased the property by written lease and have confirmed my superior right of ownership and control of the property by and through said lease. The prior record owner of the property has waived and released any contrary claim to the property after the issuance of the Tax Deed in my favor.

SUBSCRIBED AND SWORN to before me this ___ day of November, 2017



Sandra Ahlstrom

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing *Affidavit* was acknowledged before me this 27th day of November, 2017 by Sandra Ahlstrom.

Witness my hand and official seal.

My Commission Expires:

5/23/2018




Signature of Notarial Officer
Title: Notary Public

NO. 2017-738948 AFFIDAVIT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SANDRA AHLSTROM 1201 LAUREL CT
SHERIDAN WY 82801