

CERTIFIED COPY

IN THE DISTRICT COURT, FOURTH JUDICIAL DISTRICT,

COUNTY OF SHERIDAN STATE OF WYOMING

IN THE MATTER OF THE ESTATE OF)
)
CARROLL A. TETSCHNER,)
)
Deceased.)

Probate No. 2018-114

No: _____
District Court Sheridan County Wyoming

SEP 14 2018

NICKIE ARNEY Clerk
ROBIN LAWSON Deputy

DECREE ESTABLISHING RIGHT AND TITLE TO REAL PROPERTY

The Application for Decree Establishing Right and Title to Real Property came before the Court on this date. It appears that Notice of Application for Decree Establishing Right and Title to Real Property was duly published pursuant to W.S. §2-1-205 and the Order of this Court, and it appears that no objections were filed within thirty (30) days following the first publication of the said Notice. Therefore, after reviewing the Application, the Court finds as follows:

1. That Carroll A. Tetschner died on October 3, 2015, in Sheridan County, Wyoming, and was a resident of Sheridan County, Wyoming at the time of his death.

2. That at the time of his death, Carroll A. Tetschner owned the following described real property which is situated in Sheridan County, Wyoming.

An undivided one-half (1/2) interest in the following described property, to-wit:

Lots 11, 12, 13, 14, 15, 16 and the South half of Lot 17, all in Block 12, Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, together with all appurtenances thereunto appertaining or belonging.

3. The value of the estate of Carroll A. Tetschner, wherever located, less liens and encumbrances, does not exceed TWO HUNDRED THOUSAND DOLLARS (\$200,000.00), not including property owned in joint tenancy, property owned in trust, or

property which was distributable under a "beneficiary" designation, a "transfer on death" designation or a "pay on death" designation.

4. That Rebecca L. Tetschner the sole beneficiary under the Last Will and Testament of Carroll A. Tetschner, dated February 21, 1990, which was filed in the Office of the Clerk of the District Court for Sheridan County, Wyoming, on July 19, 2018.

5. That more than thirty (30) days have elapsed since the death of Carroll A. Tetschner.

6. That no application for appointment of a Personal Representative is pending, or has been granted in any jurisdiction, and no such application is contemplated.

7. That Rebecca L. Tetschner is entitled to a Decree Establishing Right and Title to Real Property in her.

8. That there are no other distributees of Carroll A. Tetschner having a right to succeed to the above described real property, and no other person has any right, title, or interest in the real property.

9. That all right, title, and interest in the above described real property should be distributed to and vest in the person named in the Application.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that all right, title and interest in and to the following described real property, to-wit:

An undivided one-half (1/2) interest in the following described property, to-wit:

Lots 11, 12, 13, 14, 15, 16 and the South half of Lot 17, all in Block 12, Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan

County, Wyoming, together with all appurtenances thereunto appertaining or belonging.

Together with all other real and personal property, whether herein described or not, and whether known to exist or hereafter discovered.

be, and the same hereby is, established in the following named distributee, to-wit:

Rebecca L. Tetschner
523 Water Street
Sheridan, WY 82801

IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that a certified copy of this Decree shall be recorded in the Office of the County Clerk in and for Sheridan County, Wyoming, and that thereafter the Decree and record thereof shall be presumptive evidence of title to the real property described above.

DONE IN OPEN COURT this 14 day of September, 2018.

ORIGINAL SIGNED BY: JOHN G. FENN

John G. Fenn, District Judge

Clerk of District Court. The above is a true and correct copy of the original instrument which is on file or of record in this court.
Done this 14 day of September 2018
By ARCKIE ARNEY Clerk
EDA SCHUNK THOMPSON Deputy

NO. 2018-745262 DECREE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801