

CERTIFIED COPY

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

IN THE MATTER OF THE ESTATE)
)
 OF)
)
 JEAN M. YENTZER,)
)
 Deceased.)

Docket No. 2013-67

No: _____
Filed in the Office of the Clerk of the
District Court of Sheridan County, WY

JUL 17 2013

NICKIE ARNEY Clerk of Court
By **SUE BLACKLEY** Deputy

**DECREE ESTABLISHING THE RIGHT AND TITLE TO
REAL PROPERTY**

This matter came on for hearing before this Court upon the Application for Decree of Distribution OF Real Property filed herein by Terry Richard Yentzer and Marcy Jean Yentzer, the distributees of the Estate of Jean M. Yentzer, deceased, in accordance with Wyo. Stat. § 2-1-205 (2011). After having reviewed the file of record herein, including the Application, and after being duly and fully advised in the premises, the Court finds as follows:

1. Jean M. Yentzer (hereinafter referred to as "decedent") died on March 30, 2013, in Sheridan County, Wyoming.
2. The value of the entire probate estate of the decedent, wherever located, less liens and encumbrances, does not exceed Two Hundred Thousand Dollars (\$200,000.00).
3. Thirty (30) days have elapsed since the date of death of the decedent.
4. No application for appointment of a personal representative is pending or has been granted in any jurisdiction.
5. The decedent left a Will, dated February 7, 2007, in which the decedent made the following specific gift of her residence under Article IV thereof, which includes the real property subject to this Application:

I give all right, title and interest in my residence, specifically including the real property and improvements located at 1225 Pioneer Road, Sheridan, Wyoming, to my children, Terry Richard Yentzer and Marcy Jean Yentzer, in equal shares. If either Terry Richard Yentzer or Marcy Jean Yentzer fails to survive me, such property shall be distributed to my other then-living child, to be his or her sole and separate property absolutely. The real property and improvements located at 1225 Pioneer Road, Sheridan, Wyoming, is more particularly described as follows:

Lots 12 and 13, and Lot 11 (excepting the East 28 feet thereof), of Block 13 of Highland Park's Second Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming, together with all improvements situate thereon.

6. The decedent, at the time of her death, was the sole owner or was entitled to the sole ownership of all interest in the following-described real property situate in Sheridan County, State of Wyoming:

Lots 12 and 13, and Lot 11 (excepting the East 28 feet thereof), of Block 13 of Highland Park's Second Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming, together with all improvements situate thereon.

7. Pursuant to Wyo. Stat. § 2-4-101 (2011), the above-described real property should be distributed in its entirety, in equal shares, to the above-named distributees and the Applicants herein, Terry Richard Yentzer and Marcy Jean Yentzer.

8. There are no other distributees of the decedent having a right to succeed to the real property subject to this Application under probate proceedings.

9. Publication of the Notice of Application for Decree of Distribution has been duly made and given by The Sheridan Press, Sheridan, Wyoming, a daily newspaper of general circulation in Sheridan County, Wyoming, under the dates of June 10 and 17, 2013, and the Affidavit of Publication of the publisher has been filed herein, all pursuant to Wyo. Stat. § 2-1-205(c) (2011).

10. Attached to the Application as Exhibit "C" is a sworn Market Analysis by Lary Kobold, Kobold Commission & Real Estate, Sheridan, Wyoming, a person having no legal interest in the estate, such Analysis showing the value of \$93,756.00 on the date of the decedent's death of the real property described in Paragraph 6, above, which was all of the real property owned solely by the decedent in Sheridan County, State of Wyoming, at the time of her death.

11. It appearing to the Court from a review of the file that no written objections were filed to the Application, no objectors have appeared to assert oral objections at the time of the hearing, and further that the facts stated in the Application are not in dispute and the claiming distributees are entitled to delivery of the real property as found above and to a Decree establishing the right and title to the above-described real property, which Decree should set over such real property to the named distributees as found above in this Decree, the same as if probate had applied.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED by the Court that the right and title to the following-described real property and improvements be, and the same hereby is, established and confirmed in its entirety in the following individuals, in equal shares: Terry Richard Yentzer, 15 South Sheridan Avenue, Sheridan, Wyoming 82801; and Marcy Jean Yentzer, 1225 Pioneer Road, Sheridan, Wyoming 82801, to-wit:



Lots 12 and 13, and Lot 11 (excepting the East 28 feet thereof), of Block 13 of Highland Park's Second Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming, together with all improvements situate thereon.

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

DONE IN OPEN COURT this 17 day of July, 2013.

BY THE COURT:

ORIGINAL SIGNED BY: WILLIAM J. EDELMAN

DISTRICT JUDGE

Certificate of Clerk of the 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 17 day of July, 2013

NICKIE ARNEY Clerk
By Lisa Pinkley Deputy