

**AFFIDAVIT REGARDING PROOF OF DEATH OF OWNER AND  
TRANSFER OF OWNERSHIP OF REAL PROPERTY UPON DEATH  
PURSUANT TO TRANSFER ON DEATH DEED**

I, **John F. Rotellini**, pursuant to Wyo. Stat. § 2-18-103(n) (2019), being first duly sworn upon my oath, depose and state as follows:

1. I have personal knowledge of the facts stated in this Affidavit.

2. This Affidavit concerns the specific Transfer on Death Deed executed by Ronald A. Stolcis, as Owner, on August 22, 2018, which was recorded on August 23, 2018, in Book 575 of Deeds, Page 798, in the Office of the County Clerk, Sheridan, Wyoming, such Transfer on Death Deed covering the following-described real property situate in the County of Sheridan, State of Wyoming:

**See Exhibit "A", attached hereto and by reference incorporated herein.**

3. Ronald A. Stolcis, the record Owner of the real property described in the above-referenced Transfer on Death Deed, died on January 22, 2021. Attached hereto, marked as **Exhibit "B"**, and by reference incorporated herein, is the Official Certificate of Death of Ronald Arthur Stolcis, a/k/a Ronald A. Stolcis, certified to by Guy Beaudoin, Deputy State Registrar for the State of Wyoming, evidencing the fact that Ronald Arthus Stolcis, a/k/a Ronald A. Stolcis, died in Sheridan County, Wyoming on January 22, 2021.

4. John F. Rotellini, the Grantee Beneficiary named in the above-referenced Transfer on Death Deed, survived Ronald A. Stolcis, Owner.

5. Attached hereto, marked as **Exhibit "C"**, and by reference incorporated herein, is a Certificate of Clearance issued by Sheila McInerney, TPL & Estate Recovery Specialist, Wyoming Department of Health, Division of Healthcare Financing, certifying that all medical assistance claims relating to Ronald A. Stolcis or his estate have either been satisfied or do not exist.

6. This Affidavit is given pursuant to Wyo. Stat. § 2-18-103(n) (2019) for the purpose of establishing proof of the death of Ronald A. Stolcis, the record Owner of the above-described real property, and establishing that, upon the death of Ronald A. Stolcis, all of his right, title, and interest in and to the above-described real property vested in and transferred by operation of law to **John F. Rotellini**, presently of 1466 North Heights Lane, Sheridan, Wyoming 82801.

7. Upon the recording of this Affidavit, the recorded Affidavit or a certified copy thereof is prima facie evidence of the facts herein stated insofar as the facts affect title to the above-described real property.

DATED this 1 day of MARCH, 2021.

  
John F. Rotellini



2021-766897 3/2/2021 4:27 PM PAGE: 2 OF 8  
FEES: \$33.00 PK AFFIDAVIT - LEGAL  
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STATE OF WYOMING )  
 : ss.  
COUNTY OF SHERIDAN )

Subscribed, sworn to, and acknowledged before me this 1<sup>st</sup> day of March, 2021,  
by **John F. Rotellini**.

WITNESS my hand and official seal.



  
Notary Public

My Commission Expires: May 23, 2023.

Affidavit Regarding Proof of Death of Owner and  
Transfer of Ownership of Real Property Upon Death  
Pursuant to Transfer on Death Deed  
Stolcis, Owner/Rotellini, Affiant-  
Grantee Beneficiary



EXHIBIT "A"

A parcel of land lying in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  and the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming; said parcel being more particularly described as follows:

Commencing at the North quarter corner of said Section 27; thence along the North line of said Section 27, S 89°30'01" E, 94.62 feet, to the point of beginning of the herein described parcel, said point being on the East right-of-way line of State Highway No. 335; thence along said North line S 89°30'01" E, a distance of 38.07 feet to a point on the Westerly right-of-way line of U.S. Highway No. 87; thence along said Westerly right-of-way through a curve to the left having a delta of 23°32'10", a radius of 1959.86 feet, a length of 805.08 feet, a chord bearing of S01°03'27" W, and a chord length of 799.43 feet to a point; thence N 88°43'27" W, a distance of 520.54 feet to a point on said Easterly right-of-way line of State Highway No. 335; thence N 32°14'39" E, 931.73 feet along said Easterly right-of-way line to the point of beginning.

Together with all improvements situate thereon and all water, water rights and ditch rights thereunto belonging.

Subject to all rights of way, easements, reservations and encumbrances of record.

AND

A parcel of land lying in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, said parcel being more particularly described as follows:

Commencing at the North quarter corner of said Section 27; thence S 89°30'01" E, 235.18 feet along the North line of said Section 27 to the point of beginning of the herein described parcel, said point being on the Easterly right-of-way line of U.S. Highway No. 87; thence along said North line S 89°30'01" E, 224.52 feet to a point; thence S 00°11'12" E, 804.12 feet to a point; thence N 88°43'27" W, 242.10 feet to a point on said Easterly right-of-way line; thence along said right-of-way line through a curve to the right, having a delta of 24°51'54", a radius of 1859.86 feet, a length of 807.14 feet, a chord bearing of N 01°04'02" E, and a chord length of 800.82 feet to the point of beginning.

Together with all improvements situate thereon and all water, water rights and ditch rights thereunto belonging.

Subject to all rights of way, easements, reservations and encumbrances of record.



AND

That part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Commencing at the point of the intersection of the East line of State Highway No. 87 with the South line of said Section 22, thence East along the Section line, 868.5 feet to a point; thence North 93.5 feet to a point; thence North 44°18' West along the Westerly line of original Highway No. 87, 353 feet to a point; thence West a distance of 506 feet to a point on the East line of State Highway No. 87, which is 372.5 feet from the point of beginning; thence along said East right of way line of Highway No. 87 to the point of beginning.

Together with all improvements situate thereon and all water, water rights and ditch rights thereunto belonging.

Subject to all rights of way, easements, reservations and encumbrances of record.

AND

That part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Commencing at a point 30 feet South and thence 462 feet East from the NW corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence South 774 feet, thence East 890 feet to the East line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 660 feet; thence Northwesterly to a point which is 30 feet South of the North line and 1232 feet East of the West line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence West 129 feet; thence South 136 feet; thence West 321 feet; thence North 136 feet; thence West 320 feet to the point of beginning.

Together with all improvements situate thereon and all water, water rights and ditch rights thereunto belonging.

Subject to all rights of way, easements, reservations and encumbrances of record.

AND

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 27; thence S89°40'57"E, 786.91 feet to the Point of Beginning of said tract, said point lying on an existing fence line (monumented with a 2" aluminum cap per PLS 2615); thence S89°55'03"E, 314.82 feet along said fence line to a point (monumented with a 2" aluminum cap per PLS 2615); thence S08°39'47"E, 29.48 feet along said fence line to a point; said point being thirty (30) feet south of and perpendicular to the



**2021-766897** 3/2/2021 4:27 PM PAGE: 5 OF 8  
FEES: \$33.00 PK AFFIDAVIT - LEGAL  
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north line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 27; thence, thirty (30) feet south of and parallel to said north line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , N89°47'42"W, 317.97 feet to a point, said point lying on a fence line; thence N02°36'37"W, 28.49 feet along said fence line to the Point of Beginning of said tract.

EXCEPTING THEREFROM that certain parcel of land conveyed to The Transportation Commission of Wyoming, as contained in Warranty Deed recorded July 16, 2001, in Book 425, Page 254.

Together with all improvements situate thereon and all water, water rights and ditch rights thereunto belonging.

Subject to all rights of way, easements, reservations and encumbrances of record.

# STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

## DEPARTMENT OF HEALTH

### CERTIFICATE OF DEATH

**Decedent:**

Name: Ronald Arthur Stolics  
Sex: Male  
Date of Birth: [REDACTED]

**State File Number:**

2021-000307

**Social Security Number:**

[REDACTED] 4455

**Age at the Time of Death:**

78 years

**Date and Place of Death:**

Date of Death: January 22, 2021

**County of Death:**

Sheridan

City of Death: Sheridan

Location: Memorial Hospital of Sheridan County 1401 West 5th Street

**Additional Decedent Information:**

Place of Birth: Sheridan, Wyoming

Residence: Sheridan, Wyoming

Marital Status: Never Married

Armed Forces: No

Name of Father: Fiore Angelo Stolics

Name of Mother: Alice Des Jarlais

Informant: Jennifer Fenton

**Relationship:**

Friend

**Disposition:**

Method of Disposition: Burial

Place of Disposition: Sheridan Municipal Cemetery, Sheridan, Wyoming

**Funeral Home or Facility:**

Facility: Kane Funeral Home, Sheridan, Wyoming

**Cause of Death:**

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

(a) Pneumonia

(b) COVID-19

**Interval:**

10 Days

**Other Significant Conditions:**

Urinary Tract Infection, Diabetic Leg Infection

**Manner of Death:**

Natural Death

**Time of Death:**

02:25 (Actual)

**Certifier:**

**Type:**

Physician

**Name:**

Kris Schamber, M.D.

**Address:**

1333 west 5th street, s 112, Sheridan, WY, 82801

**Date Filed:**

January 27, 2021

Exhibit "B"



\* 0 0 1 2 1 4 2 3 2 \*

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

DATE ISSUED: January 28, 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 VOIDS THIS CERTIFICATE

(Top 3 inches reserved for recording)

PARTIAL OR LIMITED CERTIFICATE OF CLEARANCE (CC)  
MEDICAL ASSISTANCE CLAIM  
Transfer on Death Deed  
W.S. § 2-18-101 et seq.

Date: February 19, 2021  
(month/day/year)

1. The undersigned is authorized by W.S. § 2-18-103(n), and other applicable law, to provide this partial or limited CC on behalf of the Wyoming Department of Health, Division of Healthcare Financing (DHCF).
2. The real property covered by this partial or limited CC is located in Sheridan County, Wyoming, and is legally described as follows:

For a legal description of the property, please see the attached Transfer on Death Deed and Exhibit "A".

3. There ☐ is ☒ is not a claim or lien that is authorized by the statutes listed in W.S. §§ 42-4-206, 207 against the following decedent:

Decedent's Full Name	Date of Birth	Date of Death	Amount of Claim
Ronald Arthur Stolcis	08/13/1942	01/22/2021	\$0.00

4. There ☐ is ☒ is not a claim or lien that is authorized by the statutes listed in W.S. §§ 42-4-206, 207 against the following predeceased spouse(s) of the decedent:

Predeceased Spouse(s) Name(s)	Date of Birth	Date of Death	Amount of Claim
NA	NA	NA	\$0.00

5. This CC (check only one box)

☒ is not subject to any conditions or restrictions, or  
☐ is subject to the conditions or restrictions attached hereto.

6. If a claim or lien is noted in paragraph 3 or 4, contact the following person at the DHCF, to arrange for payment and satisfaction of the claim or lien.

Name of contact person:  
Sheila McInerney

Exhibit "C"

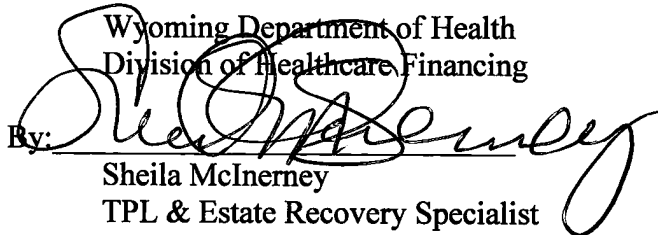


2021-766897 3/2/2021 4:27 PM PAGE: 8 OF 8  
FEES: \$33.00 PK AFFIDAVIT - LEGAL  
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Telephone number: (307) 777-5389

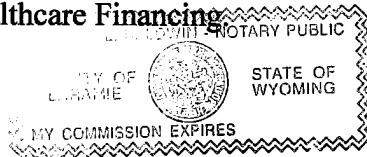
Fax number: (307) 777-6964


E-mail address: [Sheila.mcinerney@wyo.gov](mailto:Sheila.mcinerney@wyo.gov)

Wyoming Department of Health  
Division of Healthcare Financing  
By:   
Sheila McInerney  
TPL & Estate Recovery Specialist

State of Wyoming )  
 )ss  
County of Laramie )

This instrument was acknowledged before me on February 19, 2021, by  
Sheila McInerney, as authorized signer for Wyoming Department of Health, Division  
of Healthcare Financing.



  
(Signature of Notary Public)

My commission expires: 10.31.2021  
(month/day/year)

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SHERIDAN WY 82801