

WARRANTY DEED

FALCON RIDGE LLC, a Wyoming Limited Liability Company, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **CHARLES P. FITZPATRICK AND VIOLET L. FITZPATRICK, TRUSTEES OF THE FITZPATRICK FAMILY TRUST, UNDER DECLARATION OF TRUST DATED APRIL 12, 1995** (herein referred to as "Grantees"), whose address is 546 Falcon Ridge Court, Sheridan, Wyoming 82801, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Lot 39 of the Falcon Ridge Development, a subdivision in Sheridan County, Wyoming, as recorded December 12, 1994, in Drawer F, Plat #13.

TOGETHER WITH all improvements located thereon or appurtenant thereto.

SUBJECT, HOWEVER, to all utility easements, restrictive covenants, mineral reservations, zoning restrictions and building restrictions of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 19 day of June, 1998.

FALCON RIDGE, LLC

Dixie J. See
Dixie J. See

Kenneth A. Decker
Kenneth A. Decker

STATE OF WYOMING)
) ss.
County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 19 day of June, 1998, by Dixie J. See and Kenneth A. Decker.

WITNESS my hand and official seal.

E. Marie Wright
Notary Public



Commission expires: 6-18-2000



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FEES: \$45.00 PK CERTIFICATE OF TRUST
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

TRUSTEES' CERTIFICATION OF TRUST
UNDER W.S. § 4-10-1014
AND
TRUSTEES' AFFIDAVIT OF TRUSTEE SUCCESSION
UNDER W.S. § 34-11-101

PREAMBLE

[1] PURSUANT TO the enabling authority of W.S. § 4-10-1014 and also W.S. § 34-11-101, and first properly having been sworn, the undersigned, **Charles P. Fitzpatrick, Jr., and William B. Fitzpatrick** (each one hereinafter being referred to in places as an **Affiant**; or, collectively being referred to as the **Affiants**), and each said **Affiant** serving and acting herein and hereunder in a fiduciary capacity as a **Successor Trustee** of the **Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A** (hereinafter referred to in places as the "**Trust**", whether or not capitalized, set in bold type, or otherwise emphasized), under its written **Declaration Of Trust for The Fitzpatrick Family Trust**, a joint spousal grantor-revocable Trust entity, as **originally dated April 12, 1995**, and as and if thereafter amended, restated, or otherwise modified, with relation back to its inception (hereinafter referred to in places as the "**Declaration Of Trust**", "**Trust**", "**Joint Trust Agreement**", "**Trust Agreement**", or "**Agreement**", whether or not capitalized, set in bold type, or otherwise emphasized) **certify, state, and affirm** as herein-below follows with regard to the established and continuing existence of **The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A**; and, also as to the

present circumstances of administration and the current Trusteeship of that Trust, with reference to the following described **AFFECTED PROPERTY**.

AFFECTED PROPERTY

[2] Residential Real Property (Situated In Sheridan County, Wyoming).

Lot 39 of the Falcon Ridge Development, a subdivision in Sheridan County, Wyoming, as recorded December 12, 1994, in Drawer F, Plat #13;

TOGETHER WITH all improvements located thereon or appurtenant thereto;

SUBJECT, HOWEVER, to all utility easements, restrictive covenants, mineral reservations, zoning restrictions and building restrictions of record;

Otherwise known and numbered as:

**546 Falcon Ridge Court
Sheridan, Wyoming 82801**

(As described more fully in that certain WARRANTY DEED which was made, signed, and acknowledged on the 19th day of June, 1998; and, which was filed of record in the office of the Sheridan County, Wyoming, Clerk and Recorder on June 22, 1998, in Book 393 of Deeds, commencing at Page 506, being denoted also therein as Document No. 288139.)

[3] Undivided Fractional Ownership Of Minerals (Underlying lands that are situated in Crook County, Wyoming).

An undivided twenty-five percent (25%) interest in and to all of the oil, gas, and other minerals in and under and that may be produced from the following described lands situated in Crook County, State of Wyoming, to wit:

Lots 2, 3, 6, and 7, Section 29, in Township 58 North, Range 62 West, of the 6th Principal Meridian, Crook County, Wyoming;

Containing 160 gross acres, more or less, together with the right to ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said lands for oil, gas, and other minerals, and storing, handling, transporting, and marketing the same therefrom with the rights to remove from said land all of the owner's properties and improvements;

(As described more fully in that certain MINERAL DEED which was made, signed, and acknowledged on the 12th day of April, 1995; and, which was filed of record in the office of the Crook County, Wyoming, Clerk and Recorder on April 17, 1995, in Book 335 of Photos, commencing at Page 190, being denoted also therein as Document No. 517156.)

[4] Personal Property.

[a] Tangible Personal Property. All tangible personal property owned by the Trust, or held, or hereafter to be held in trust subject to the aforesaid Declaration Of Trust for the Trust entity, and as and if amended, restated, or otherwise modified, with relation back to its inception; including but not being limited to titled vehicles; and the proceeds of any sale, exchange, or other disposition of any and all such tangible personal property of the Trust.

[b] Intangible Personal Property. All bank accounts, and other financial intermediary accounts owned by the Trust entity, or held, or hereafter to be held in trust subject to the Declaration Of Trust for the Trust entity, and as and if amended, restated or otherwise modified, with relation back to its inception – including, but without intention thereby of any limitation, First Interstate Bank Account No. 206088568; and, all brokerage or investment advisory or securities custodial accounts owned by the Trust entity, or held, or hereafter to be held in trust subject to the Declaration Of Trust for the Trust entity, and as and if amended, restated or otherwise modified, with relation back to its inception; and,

all stocks, bonds, mutual funds, and any and all other securities or derivative securities owned by the Trust entity, or held, or hereafter to be held in trust subject to the Declaration Of Trusts for the Trust entity, and as and if amended, restated, or otherwise modified, with relation back to its inception; and, all business interests owned by the Trust entity, or held, or hereafter to be held in trust subject to the Declaration Of Trust for the Trust entity, and as and if amended, restated, or otherwise modified, with relation back to its inception; and, all contract rights and contractual beneficial interests owned or exercisable by the Trust entity, or held, or hereafter to be held in trust subject to the Declaration Of Trust for the Trust entity, and as and if amended, restated or otherwise modified, with relation back to its inception; and, all other general intangibles and choses in action owned by or attributable to the Trust entity, or held, or hereafter to be held in trust subject to the Declaration Of Trust for the Trust entity, and as and if amended, restated, or otherwise modified, with relation back to its inception; and, the proceeds of any transfer, sale, exchange, or other disposition of any and all of the aforesaid and generically described accounts, contracts, interests, and other classes or items of intangible personal property of the Trust.

TRUSTEE'S CERTIFICATION OF TRUST UNDER W.S. § 4-10-1014

[5] Trust Establishment And Presently Continuing Existence. The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A under its written Declaration Of Trust, originally dated April 12, 1995, and as and if thereafter amended, restated, or otherwise modified, with relation back to its inception, was established by Charles P. Fitzpatrick (a/k/a Charles Phillip Fitzpatrick) and Violet L. Fitzpatrick (a/k/a Violet Louise Fitzpatrick, as husband and wife, and as to the survivor of the two of them, both as Joint Settlers, or Trustees, and also as the initial Joint Trustees of the Trust entity that is identified by the Trustees' names; and, The Fitzpatrick Family Trust entity still is in existence.

[6] Trust Name And Current Trustee Identification And Contact Information. The name of the Trust entity, and of the identity of the currently serving and acting Successor Trustees of that Trust, and the business mailing address of the Trust entity, are stated below:

Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A
c/o William B. Fitzpatrick, Trustee
2434 Aspen Grove Drive
Sheridan, Wyoming 82801

Under and in accord with Sub-Paragraph II. A., on Pages 1-2 of the Declaration Of Trust, originally dated April 12, 1995, and as and if amended, restated, or otherwise modified, with relation back to its inception, in the event of and upon the incapacity or death of the latter to die of the initial Joint Trustees, Charles P. Fitzpatrick and Violet L. Fitzpatrick, then Charles P. Fitzpatrick, Jr., and William B. Fitzpatrick, the adult sons of the late Charles P. Fitzpatrick and Violet L. Fitzpatrick succeeded to the Trusteeship and now serve and act as the Successor Trustees of and under the Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A.

[7] Current Trustee's Powers. By operation of law, and under the express provisions of the above-described Declaration Of Trust of the Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A, the currently serving and acting Successor Trustees, Charles P. Fitzpatrick, Jr., and William B. Fitzpatrick, have, and may exercise at the Trustee's discretion, and outside-of the controlling or supervisory jurisdiction of any Court, all of the fiduciary powers which are conferred upon Trustees generally by the Trustee Powers provisions that are stated in the Wyoming Uniform Trust Code, as published in W.S. §§ 4-10-815 & 4-10-816, and all other fiduciary powers that expressly are stated in that said Declaration Of Trust, and as and if amended, the provisions of which said statutory and other express powers the Affiants incorporate herein by this express reference.

[a] Each Or Either Successor Trustee Has Singular Signing Authority And Power. As a matter of convenient administrative protocol, the Successor Trustees, Charles P. Fitzpatrick, Jr., and William B. Fitzpatrick, have agreed and hereby declare that each or either one of them has the singular authority and power to bind the Trust entity, contractually and otherwise; and, to sign Deeds, other documents of conveyance or transfer of title pertaining both to real and to personal property of the Trust entity; and, any check or financial intermediary draft or debit memorandum drawn upon or charging an account of the Trust entity; and, instruments pertaining to any debt or obligation of the Trust entity; and, contracts and other written agreements of the Trust entity; and, correspondence, memoranda, and all other documentation needful to the administration of the Trust entity – without requiring the joint signing of both Successor Trustees to be legally effective and binding upon the Trust entity.

[8] **Revocability.** **Following the death of the latter-to-die of the joint Trustors – i.e., Violet L. Fitzpatrick on August 7, 2019, and Charles P. Fitzpatrick on August 10, 2021 – The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A, became irrevocable, pending its termination, winding-up, and final disposition and distribution according to the terms, conditions, and other provisions of the Declaration Of Trust.**

[9] **Federal Tax-Payer Identification Number For The Trust Entity.** During the continuing lifetime of the last surviving joint Trustor, Charles P. Fitzpatrick, the Federal Taxpayer Identification Number [TIN] for the Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A entity, as a **grantor-revocable Trust**, was the Social Security Number of that then surviving Joint Trustor – Charles P. Fitzpatrick. In the event that a different Federal TIN is required and obtained for the Trust entity following the death of Charles P. Fitzpatrick, that separate TIN may be requested by any party that is entitled to know that information, by contacting either current Successor Trustee of the Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A – namely, Charles P. Fitzpatrick or William B. Fitzpatrick – at the Trust entity's business address, which herein-above is stated.

[10] **The Titling Of Trust Assets.** By operation of law, title to real property, to titled tangible personal property, and to titled intangible personal property that belongs to the Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A, or which is held, or hereafter is to be held In Trust subject to that Trust entity's Declaration Of Trust, and as and if amended, restated, or otherwise modified, may be taken in accord with the forms of ownership for which express statutory provision is made in and under W.S. § 4-10-402; and, the ownership by the Trust of **non-titled** tangible personal property may be taken by simple possession or retention of possession by either Successor Trustee, on behalf of the Trust entity, as intended to be held in trust subject to that Declaration Of Trust.

[11] **Affidavit Of Consistency.** In compliance with W.S. § 4-10-1014[c], the Affiants, Charles P. Fitzpatrick and William B. Fitzpatrick, expressly state, **under oath**, that the Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A has **not** been amended, restated, otherwise modified, or revoked in any manner that would cause the foregoing representations that are stated in this TRUSTEES' CERTIFICATION OF TRUST UNDER W.S. § 4-10-1014 to be incorrect.

[This space intentionally is left blank. See following page for Trustees' Affidavit Of Trustee Succession.]

TRUSTEES' AFFIDAVIT OF TRUSTEE SUCCESSION
UNDER W.S. § 34-11-101

[12] The above-described Affiants, Charles P. Fitzpatrick, Jr., and William B. Fitzpatrick, are the surviving sons of the late Charles P. Fitzpatrick and Violet L. Fitzpatrick, who were the joint Settlers, or Trustors, and initial joint Trustees of The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A, under that certain written Declaration Of Trust that originally was made, signed, and acknowledged on April 12, 1995, and as and if thereafter amended, restated, or otherwise modified. Therefore, each one of the undersigned Affiants makes this AFFIDAVIT from and upon the basis of the personal knowledge and best belief of that Affiant. The current mailing addresses of the Affiants, for purposes of notification and future contact are stated below:

Charles P. Fitzpatrick, Trustee
The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A
2402 Mountair Lane
Greeley, Colorado 80634

William B. Fitzpatrick, Trustee
The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A
2434 Aspen Grove Drive
Sheridan, Wyoming 82801

[13] The late Violet L. Fitzpatrick died on August 7, 2019, in the County of Sheridan, within the State of Wyoming; being at the time of that decedent's death a domiciliary and resident of the State of Wyoming, living in Sheridan County; and, being one of the two joint Trustors and initial Trustees of The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A. To provide documentary evidence the death of Violet L. Fitzpatrick and for purposes of notification as a matter of public record, the Affiants append to the sworn and signed original of this AFFIDAVIT, mark as EXHIBIT A, and incorporate herein by this express reference a duplicate original of the State of Wyoming Department of Health Certificate of Death for Violet L. Fitzpatrick (a/k/a Violet Louise Fitzpatrick); which said Certificate of Death is identified by State File Number 2019-002691, which

appears in the upper right-hand corner of the appended duplicate original document.

[14] The late **Charles P. Fitzpatrick** died on **August 10, 2021**, in the County of Sheridan, within the State of Wyoming; being at the time of that decedent's death a domiciliary and resident of the State of Wyoming, living in Sheridan County; and, being one of the two joint Trustors and initial Trustees of **The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A**. To provide documentary evidence the death of **Charles P. Fitzpatrick** and for purposes of notification as a matter of public record, the Affiants append to the sworn and signed original of this **AFFIDAVIT**, mark as **EXHIBIT B**, and incorporate herein by this express reference a duplicate original of the State of Wyoming Department of Health Certificate of Death for **Charles P. Fitzpatrick (a/k/a Charles Phillip Fitzpatrick)**; which said Certificate of Death is identified by State File Number **2021-003093**, which appears in the upper right-hand corner of the appended duplicate original document.

[15] Under the express authority of the **Declaration Of Trust for The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A**, as augmented by the **TRUSTEES' CERTIFICATION OF TRUST UNDER W.S. § 4-10-1014**, which is stated herein-above in this document, regarding the current status of Trusteeship and the identity of the current Trustees of that Trust entity, the aforesaid **Charles P. Fitzpatrick, Jr. and William B. Fitzpatrick** – in accord with **Sub-Paragraph II.A. – on Pages 1-2 of the Declaration Of Trust for The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A**, originally dated April 12, 1995, and as and if thereafter amended, restated, or otherwise modified, and also under the enabling statutory authority of **W.S. § 4-10-701[a]**, with regard to the creation and succession of Trusteeship, which sources of authority the Affiants incorporate herein by this express reference – first properly having been sworn, as the Affiants herein appearing, declare, state, and affirm that **Charles P. Fitzpatrick, Jr., and William B. Fitzpatrick** now serve and act as the current, and continuing Successor Trustees of and under **The Fitzpatrick Family Trust U/A DTD 04/12/1995, A/A**, under is written Declaration Of Trust, originally dated April 12, 1995, and as and if thereafter amended, restated, or otherwise modified.

[a] Each Or Either Successor Trustee Has Singular Signing Authority And Power. As a matter of convenient administrative protocol, the Successor Trustees, **Charles P. Fitzpatrick** and **William B. Fitzpatrick**, have

agreed and hereby declare that each or either one of them has the singular authority and power to bind the Trust entity, contractually and otherwise; and, to sign Deeds, other documents of conveyance or transfer of title pertaining both to real and to personal property of the Trust entity; and, any check or financial intermediary draft or debit memorandum drawn upon or charging an account of the Trust entity; and, instruments pertaining to any debt or obligation of the Trust entity; and, contracts and other written agreements of the Trust entity; and, correspondence, memoranda, and all other documentation needful to the administration of the Trust entity – without requiring the joint signing of both Successor Trustees to be legally effective and binding upon the Trust entity.

FURTHER, EITHER AFFIANT SAITH NOT in these regards; but, first properly having been sworn, does sign below in witness of and to attest the truth of the contents of the foregoing TRUSTEES' CERTIFICATION OF TRUST UNDER W.S. § 4-10-1014 AND TRUSTEE'S AFFIDAVIT OF TRUSTEE SUCCESSION UNDER W.S. § 34-11-101 this 5th day of September, 2021.


Charles P. Fitzpatrick, Jr.,
Affiant


William B. Fitzpatrick,
Affiant

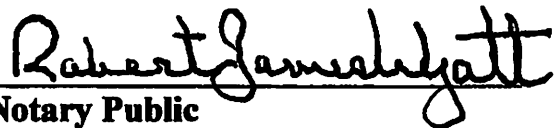
[This space intentionally is left blank. See following page for Verification And Acknowledgment.]

VERIFICATION AND ACKNOWLEDGMENT

STATE OF WYOMING)
)
County Of Sheridan)
) ss.

The foregoing **TRUSTEES' CERTIFICATION OF TRUST UNDER W.S. § 4-10-1014 AND TRUSTEES' AFFIDAVIT OF TRUSTEE SUCCESSION UNDER W.S. § 34-11-101** was sworn-to, signed, and acknowledged before me by **Charles P. Fitzpatrick, Jr.**, and by **William B. Fitzpatrick**, each one of whom appears as an **Affiant** therein, and each one of whom personally is known to me; as witnesseth my hand and official seal this **5th** day of September, 2021.




Notary Public
Robert James Wyatt, Notary Public
410 South Thurmond
Sheridan, Wyoming 82801
Telephone: 1.307.672/2056

My commission expires: March 19, 2023

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

State File Number: 2019-002691

Social Security Number: 520-22-8667

Age at the Time of Death: 91 years

County of Death: Sheridan

Decedent:
Name: VIOLET LOUISE FITZPATRICK
Sex: Female
Date of Birth: November 13, 1927

Date and Place of Death:
Date of Death: August 07, 2019
City of Death: Sheridan
Location: 546 Falcon Ridge Ct.

Additional Decedent Information:

Place of Birth: Sheridan, Wyoming
Residence: Sheridan, Wyoming
Marital Status: Married - Charles Fitzpatrick
Armed Forces: No

Name of Father: William Riley Ambrose
Name of Mother: Mabel Mae Blane

Disposition:
Method of Disposition: Cremation
Place of Disposition: Wyo Cremation Authority, 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) Myocardial infarction

Interval:
Minutes

Other Significant Conditions:

Manner of Death: Natural Death

Time of Death: Approximate 23:00 ± 1 hr

Certifier:

Type: Physician

Name: Jull Ackerman, M.D.

Address: 1435 Burton, Sheridan, WY, 82801

Date Filed: August 12, 2019

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FEES: \$45.00 PK CERTIFICATE OF TRUST
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBITA



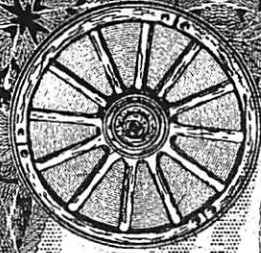
This is a true certification of the document on file in the office of Vital Statistics Services, Cheyenne, Wyoming.

DATE ISSUED: August 13, 2019

Guy Beaudoin
Deputy State Registrar

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

2021-003093

State File Number:

Social Security Number:

520-18-1064

Age at the Time of Death:

95 years

County of Death:

Sheridan

Additional Decedent Information:

Place of Birth: Sheridan, Wyoming

Residence: Sheridan, Wyoming

Marital Status: Widowed

Armed Forces: Yes

Name of Father: Phil Fitzpatrick

Name of Mother: Ethel Story

Informant: William Fitzpatrick

Disposition:

Method of Disposition: Cremation

Place of Disposition: Wyo Cremation Authority, 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) Metastatic Prostate Cancer

Interval:

Years

Other Significant

Conditions:

Manner of Death:

Natural Death

Certifier:

Type:

Physician

Name:

Wendell Robison, M.D.

Address:

1898 Fort Road, Sheridan, WY, 82801

Date Filed:

August 17, 2021

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FEES: \$45.00 PK CERTIFICATE OF TRUST

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2021-772837 CERTIFICATE OF TRUST

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ROBERT WYATT PO BOX 846

SHERIDAN WY 82801

EXHIBIT B

* 0 0 4 2 5 2 4 6 2 *

This is a true certification of the document on file in the office of Vital Statistics

Services, Cheyenne, Wyoming.

DATE ISSUED:

August 18, 2021

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

Deputy State Registrar

Guy Beaudoin

