

AFFIDAVIT AFFECTING TITLE TO REAL PROPERTY

STATE OF WYOMING)
 :ss.
COUNTY OF SWEETWATER)

Randy Shepard, being first duly sworn, does depose and say as follows:

1. I am an adult, I reside at 2460 Pennsylvania Blvd., Green River, WY 82935 and I have personal knowledge of all matters stated herein.

2. My parents, Roy R. Shepard and Kris Shepard, now known as Kristine Brisendine, acquired real property in Sheridan County, Wyoming, with a physical address of 1009 Marion Place, by a Warranty Deed recorded on January 30, 1980 in Book 246 at Page 352 of the Sheridan County, Wyoming land records and further described as follows:

Lot 2, Goose Creek Subdivision. A subdivision in Sheridan County, Wyoming as recorded in Book 1 of Plats, page 244.

3. My parents, Roy R. Shepard, a/k/a Roy Richard Shepard, and Kristine Diane Shepard, now known as Kristin Brisendine, divorced on March 22, 1989. See the certified Decree of Divorce attached as **Exhibit A**.

4. The Decree of Divorce states in the second full paragraph on page 5, the following:

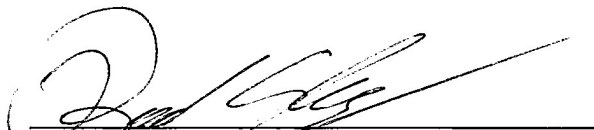
“IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant shall be, and he is hereby, awarded the townhouse of the parties, located at 1009 Marion Place, Sheridan, Wyoming 82801, subject to all liens and encumbrances thereon, with the provision that if said property is sold, Plaintiff and Defendant will share equally any net equity realized from such sale.”

5. My father, Roy R. Shepard, passed away on December 1, 2020 in Sheridan County, Wyoming. See the death certificate attached as **Exhibit B**.

6. Title to the real property is now held in the Estate of Roy R. Shepard.

FURTHER, your Affiant saith naught.

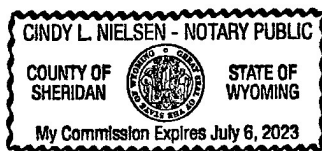
DATED this 12 day of July, 2021.

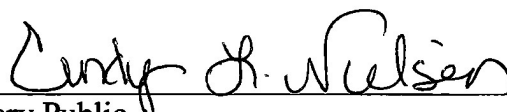

Randy Shepard

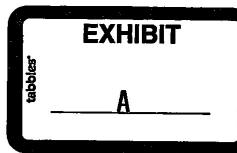
STATE OF WYOMING)
 : ss.
COUNTY OF SWEETWATER)

The foregoing instrument was acknowledged before me by Randy Shepard, this 12 day of July, 2021.

WITNESS my hand and official seal.




Notary Public
My commission expires: July 6, 2023



THE STATE OF WYOMING)
: ss.
COUNTY OF SWEETWATER)

IN THE DISTRICT COURT
THIRD JUDICIAL DISTRICT

KRISTINE DIANE SHEPARD,)
)
Plaintiff,)
)
vs.)
)
ROY RICHARD SHEPARD,)
)
Defendant.)
)

Civil No. C-88-582

DECREE OF DIVORCE

THIS CAUSE came on regularly for trial this 22nd day of March, 1989, before the Court, sitting without a jury, upon the pleadings on file herein; and the Plaintiff appeared in person and through her attorney, Richard Mathey. Defendant failed to appear either personally or through counsel. The Court, having examined the pleadings on file herein and the records of this case and having heard all of the evidence adduced and the proofs offered and now being well and sufficiently advised in the premises, finds as follows:

1. The Defendant has been duly served with Summons as provided by law in this matter, as shown by the records of this Court; the Defendant has not answered or otherwise pleaded to the Complaint filed against him herein; the time within which the Defendant may answer or otherwise plead has not been extended; the Defendant is not actively serving with the military service of the United States nor with any nation with which the United States is allied; the Defendant is not an infant or incompetent and has not been legally excused from answering or otherwise pleading to the Complaint filed against him herein; and default has been duly entered herein by the Sweetwater County Clerk of District Court as shown by the Certificate of Default on file with said Clerk.

2. Plaintiff has resided in the State of Wyoming for more than sixty (60) days immediately preceding the time of filing of this action, was a resident of Sweetwater County at the time of such filing and now resides in Green River, Sweetwater County, Wyoming.

3. The Court has jurisdiction over the parties hereto, their marriage, their child and their property.

4. The Plaintiff and Defendant were married to one another on May 27, 1978, at Lewistown, Fergus County, Montana, and ever since that time have been, and now are, husband and wife.

5. Plaintiff and Defendant have one (1) child born as issue of this marriage, Randy Richard Shepard, born October 9, 1983. Said child is in the custody of Plaintiff.

6. Child custody, support, visitation and a property division have not been agreed upon by the parties, and therefore must be made by the Court taking into consideration the child's best interests and the various property of the parties and indebtedness of the parties as described by Plaintiff. Regarding child custody, support, visitation and specific property and indebtedness the Court finds:

a. Plaintiff and Defendant are fit and proper persons to have the joint custody, care and control of the parties' minor child, Randy Richard Shepard. Plaintiff requests that she have primary physical custody and that Defendant have normal and reasonable visitation rights with said child, taking into consideration Defendant's employment circumstances, Defendant's ability to properly care for the child, and the child's age. Plaintiff further requests that reasonable notice be required prior to exercising visitation, and that Defendant be required to provide and pay all costs of round-trip transportation for said child when exercising visitation.

b. Defendant is an able-bodied man, currently employed, and is capable of paying to Plaintiff the reasonable sum of Three Hundred Forty Dollars (\$340.00) per month for the support and maintenance of said minor child, and Plaintiff requests that Defendant be ordered to pay said amount to Plaintiff until Randy Richard Shepard attains the age of majority, dies, marries or becomes self-supporting, whichever shall first occur.

c. Plaintiff requests that Defendant be required to maintain health, accident and dental insurance for the benefit of the parties' minor child, and that Defendant be required to pay all medical, hospital, dental, drug, optical, orthodontia or counseling expenses incurred on account of said child which are not covered by insurance.

d. The parties own a townhouse located at 1009 Marion Place, Sheridan, Wyoming, and Defendant is currently making the monthly mortgage payments on said property. Plaintiff requests that Defendant be awarded said property with the provision that if said property is sold, Plaintiff and Defendant will share equally any net equity realized from such sale. Defendant should be entitled to collect any monies realized from the rental of said property.

e. Plaintiff is currently in possession of a 1986 Buick Century automobile, V.I.N. 1G4AH19ROGT429325, registered and titled in the names of Plaintiff and Defendant. Plaintiff requests that she be awarded said vehicle, subject to all liens and encumbrances thereon, all of which Plaintiff assumes and agrees to pay.

f. Defendant is currently in possession of a 1979 Ford one-half ton pickup truck, V.I.N. F14SRFA-2620, registered and titled in the names of Plaintiff and Defendant. Plaintiff requests that Defendant be awarded said vehicle.

g. Plaintiff is currently in possession of a 1978 Honda Express motorcycle, Serial Number NC502018326, registered and titled in Plaintiff's name. Plaintiff requests that she be awarded said vehicle.

h. Plaintiff requests that Defendant be awarded the following personal property of the parties currently in Plaintiff's possession:

i. Artwork consisting of "Antelope Ridge", #338, by Morten Solberg and "Black Magic at Little Lake" by Ralph McDonald.

ii. Firearms consisting of one Oliver F. Winchester 94 Serial Number OFW18475; one Winchester Model 9422 XTR22 Caliber Rifle; one Marlin Model 1894 44 Caliber Remington Magnum; one Winchester Model 9422M XTR22 Magnum and one Winchester Model 9432 Special.

iii. Furniture and appliances consisting of a five piece Rachlin dining room set, one Whirlpool freezer and one double bed with frame.

iv. One Norman Rockwell plate, "Dreaming in the Attic."

v. All camping equipment.

i. Plaintiff requests that Defendant be awarded the personal property of the parties currently in his possession, subject to the provisions of Paragraph 6(s); all his personal belongings and effects; and all checking, savings, investment and retirement accounts held in his name, subject to the provisions of Paragraph 6(q).

j. Plaintiff requests that Defendant be awarded one bronze cast, "Bear and Cub", #28, by Harry L. Rattey, currently in Defendant's possession.

k. Plaintiff requests that she be awarded all personal property of the parties currently in her possession, subject to the provisions of Paragraph 6(h).

l. Plaintiff requests that she be awarded all her personal belongings and effects and those of the parties' minor child; and all checking, savings, investment and retirement accounts held in her name, subject to the provisions of Paragraph 6(q).

m. Plaintiff is currently indebted to Visa and agrees to pay said debt.

n. Defendant is currently indebted to Mastercard and Plaintiff requests that Defendant be required to pay said debt.

o. Plaintiff and Defendant are currently indebted to Discover and Plaintiff requests that Defendant be required to pay said debt.

p. Plaintiff requests that the parties be required to file a joint Federal income tax return for 1988 and to equally share any refund due them. Plaintiff further requests that if additional taxes are owed to the Internal Revenue Service Defendant be required to pay said taxes.

q. Plaintiff and Defendant possess a savings account at Stauffer Big Island Federal Credit Union in the names of both parties. Plaintiff requests that Plaintiff and Defendant be required to share equally the funds in said account.

r. Defendant possesses an insurance policy with Universal Life Insurance through State Farm Insurance. Plaintiff requests that Defendant be required to maintain said policy and name Randy Richard Shepard as the beneficiary of said policy for so long as Defendant is obligated to make child support payments to Plaintiff on account of said child.

s. The parties own a Zenith camcorder which Plaintiff requests be awarded to her and which she agrees to allow Defendant to use during periods of visitation with the parties'

minor child providing said camcorder is returned at the end of such visitation in good working order. Said camcorder is currently in Defendant's possession.

t. Plaintiff requests that each of the parties be responsible for his or her own debts incurred subsequent to June 22, 1988, their date of separation.

7. Irreconcilable differences exist in the marital relationship of Plaintiff and Defendant, Plaintiff is the aggrieved party, and Plaintiff should be granted a divorce from the Defendant for such cause.

8. This action is not founded in, nor exhibited by, collusion between the parties, and Plaintiff is not guilty of the same misconduct as is charged against Defendant.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Kristine Diane Shepard, Plaintiff herein, be, and she is hereby, granted, awarded and decreed an absolute divorce from Roy Richard Shepard, Defendant herein, and the bonds of matrimony be, and the same are hereby, cancelled and set aside.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff and Defendant be awarded the joint care, custody and control of the parties' minor child, Randy Richard Shepard, with Plaintiff being awarded primary physical custody subject to normal and reasonable visitation rights for Defendant, taking into consideration Defendant's employment circumstances, Defendant's ability to properly care for the child, and the child's age; Defendant shall be and is hereby required to provide reasonable notice prior to exercising visitation and shall provide and pay all costs of round-trip transportation for said child when exercising visitation.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant shall pay to Plaintiff the sum of Three Hundred Forty Dollars (\$340.00) per month for the support and maintenance of said minor child. The first of said payments shall be due on the 1st day of March, 1989, and shall continue with subsequent payments due and payable on the same day of each and every month thereafter until said child attains the age of majority, dies, marries or becomes self-supporting, whichever shall first occur.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said payments shall be made to the Clerk of District Court, P.O. Box 430, Green River, Wyoming 82935, and each party shall give notice to the Clerk of Court in writing within fifteen (15) days of any change in his or her address or employment. It is hereby ordered that any current or future payor of income shall withhold a portion of the income as provided by W.S. 20-6-201 through 20-6-222 to provide for payment of support directed by this Order. Any such payor shall comply with all notices from the Clerk of District Court served upon such payor and shall remit income withheld to the Clerk as specified in the notice. The withholding of income shall commence either effective upon the filing and service of a voluntary application by the Obligor; or effective upon the filing of a notice of delinquency and subsequent order of this Court, pursuant to the provisions of W.S. 20-6-201 et seq; W.S. 1977, 1986 Cum. Supp.

The current address of Plaintiff is: 1015 Trona Drive
Green River, Wyoming 82935

Plaintiff's Social Security Number is: 516-62-5513

Plaintiff is temporarily employed at: FMC Corporation
P.O. Box 872
Green River, Wyoming 82935

The current address of Defendant is: Seven Acres Hotel
Litchfield, California 96117

Defendant's Social Security Number is: 287-42-3769

Defendant is employed at: Zurn-Nepco
County Road 320
3 miles East of Highway 395
Wendell, California 96136

The child on account of whom support is being paid is Randy
Richard Shepard, born October 9, 1983.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that
Defendant shall be and he is hereby required to maintain health,
accident and dental insurance for the benefit of the parties'
minor child and to pay all medical, health, dental, drug,
optical, orthodontia or counseling expenses incurred on account
of said child which are not covered by insurance.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that
Defendant shall be, and he is hereby, awarded the townhouse of
the parties, located at 1009 Marion Place, Sheridan, Wyoming
82801, subject to all liens and encumbrances thereon, with the
provision that if said property is sold, Plaintiff and Defendant
will share equally any net equity realized from such sale. It is
further ordered that Defendant shall be, and he is hereby,
entitled to collect any monies realized from the rental of said
property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that
Plaintiff shall be, and she is hereby, awarded, as her sole and
separate property, free and clear of any claims or demands of
Defendant, subject to all liens and encumbrances thereon the
following:

a. One 1986 Buick Century automobile,
V.I.N. 1G4AH19R0GT42925, registered and titled
in the names of Plaintiff and Defendant.

b. One 1978 Honda Express Motorcycle,
Serial Number NC502018326, registered and titled
in the name of Plaintiff.

c. All personal property of the parties
currently in her possession, subject to the
provisions of Paragraph 6(h) above.

d. One Zenith camcorder, subject to the
provisions of Paragraph 6(s) above.

e. All checking, savings, investment and
retirement accounts held in Plaintiff's name,
subject to the provisions of Paragraph 6(q)
above.

f. One-half of the funds in the parties' Stauffer Big Island Federal Credit Union account.

g. All Plaintiff's personal belongings and effects and those of the parties' minor child.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant be, and he is hereby, awarded, as his sole and separate property, free and clear of any claims or demands of Plaintiff, subject to all liens and encumbrances thereon, the following:

a. One 1979 Ford pickup truck, V.I.N. F14SRFA-262C, titled and registered in the names of Plaintiff and Defendant.

b. All personal property of the parties currently in his possession subject to Paragraph 6(s) above; artwork, firearms, furniture, appliances, a Norman Rockwell plate and camping equipment currently in Plaintiff's possession, as more specifically described in Paragraph 6(h) above; and a bronze cast currently in Defendant's possession.

c. All checking, savings, investment and retirement accounts held in Defendant's name, subject to the provisions of Paragraph 6(q) above.

d. One-half of the funds in the parties' Stauffer Big Island Federal Credit Union account.

e. All Defendant's personal belongings and effects.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff shall pay the indebtedness owing to Visa, and that Defendant shall pay the indebtedness owing to Mastercard and Discover; that the parties shall file a joint Federal income tax return for 1988 with the parties equally sharing any refund and the Defendant paying any deficiency payable on said tax return; and that each of the parties shall be responsible for his or her own debts incurred subsequent to June 22, 1988.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant shall maintain the insurance policy currently held by him with Universal Life Insurance through State Farm Insurance, and the Defendant shall name Randy Richard Shepard as the beneficiary of said policy for so long as Defendant is obligated to make child support payments to Plaintiff on account of said child.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff and Defendant shall indemnify one another from all liability for any part of any indebtedness ordered to be paid by him or her hereunder, and from all actions, proceedings, claims, demands, costs, damages and expenses in respect to said debts or liabilities.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that both parties are hereby given judgment for all rights, benefits and property awarded to them herein, and the right to have execution

issued therefor. Without in any way limiting the generality or effectiveness of the foregoing, each of the parties hereto shall execute all conveyances, assignments and other instruments necessary or desirable to effectuate and carry out the terms of this Decree.

IT IS FINALLY ORDERED, ADJUDGED AND DECREED that the parties abide by all terms and conditions of this Decree of Divorce.

DONE IN OPEN COURT this 22nd day of March, 1989.

s/ Jere Ryckman
JERE RYCKMAN
District Court Judge

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

Dated 3-22 1989
DONALD A. BROWN, Clerk of the District Court
County of Sweetwater
State of Wyoming

By *[Signature]* Deputy

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

EXHIBIT B

CERTIFICATE OF DEATH

Decedent:
Name: Roy Shepard
Sex: Male
Date of Birth: [REDACTED]
State File Number: 2020-004970
Social Security Number: [REDACTED]
Age at the Time of Death: 70 years

Date and Place of Death:
Date of Death: December 01, 2020
County of Death: Sheridan
City of Death: Sheridan
Location: Memorial Hospital of Sheridan County 1401 West 5th Street

Additional Decedent Information:

Place of Birth: Akron, Ohio
Residence: Sheridan, Wyoming
Marital Status: Divorced
Armed Forces: No
Name of Father: Earl Stanley Shepard
Name of Mother: Dorothy Lynn Flesher
Informant: Randy Shepard
Relationship: Son

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) Acute Hypoxic Respiratory Failure
- (b) COVID-19

Interval:
 Weeks
 Weeks

Other Significant Conditions: Type 2 Dementia, Chronic Obstructive Pulmonary Disease, Nicotine Dependence.

Manner of Death: Natural Death
Time of Death: 11:15 (Actual)

Certifier:

Type: Physician
Name: Sierra Gross, MD
Address: 1435 Burton, Sheridan, WY, 82801

Date Filed: December 16, 2020



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 FEES: \$39.00 PK AFFIDAVIT - LEGAL
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2021-770693 AFFIDAVIT - LEGAL
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 LONABAUGH & RIGGS DRAWER 5059
 SHERIDAN WY 82801



* 001205549 *

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

DATE ISSUED: December 16, 2020

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