



AFFIDAVIT OF SURVIVORSHIP

STATE OF WYOMING)
) ss.
 County of Sheridan)

COMES NOW, Noreen J. Naler, in accordance with W.S. § 34-11-101 and W.S. § 2-18-103 and being sworn upon her oath, deposes and states:

1. On the 5th day of December, 2017, Robert L. Culligan conveyed to Noreen J. Naler, by Transfer on Death Deed dated the 5th day of December, 2017, and recorded on the 5th day of December, 2017 in Book 570 at page 751, in the office of the County Clerk of Sheridan County, Wyoming, effective upon the death of Robert L. Culligan, Grantor. The property which is subject of the said Transfer on Death Deed, situate in Sheridan County, Wyoming is described as follows:

SEE EXHIBIT "A" ATTACHED

2. Robert L. Culligan died on July 6, 2021 and at the time of his death was a resident of Sheridan County, Wyoming. Attached is a copy of the official death certificate of decedent certified by the Vital Records Service, Division of Health and Social Services, Cheyenne, Wyoming, the public authority with which the original death certificate is of record. Exhibit "B".

3. At the time of his death, Robert L. Culligan, a single person, was survived by, Noreen J. Naler, companion and Grantee, and his children, namely: Rolland L. Culligan, Tama S. Cole and Debra Dryden.

4. By reason of the death of Robert L. Culligan, said Noreen J. Naler became the sole owner of the above-described real estate interest on the 6th day of July 2021, and all right, title and interest of said Robert L. Culligan is terminated.

5. Attached hereto is a certificate of clearance from the Wyoming Department of Health stating no claim for medical assistance. Exhibit "C"

This Affidavit is made by Noreen J. Naler, Grantee of Robert L. Culligan pursuant to the above-described Transfer on Death Deed.

FURTHER AFFIANTS SAYETH NOT.

DATED this 18 day of August, 2021.

Noreen Naler
 Noreen J. Naler

JURAT

STATE OF WYOMING)
) ss
 County of Sheridan)

The foregoing Affidavit was subscribed and sworn to before me this 18th day of August, 2021, by Noreen J. Naler.

Witness my hand and official seal.



Jen Beranek
 Notary Public

My Commission Expires: 2-23-2025



EXHIBIT A
Page 1

All that portion of Lots 7 and 10 in Blocks 31 of the Western Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming, lying on the Westerly side of a line commencing at a point on the Northwest boundary line of said Lot 7, which point is 11 feet Westerly of the Northeast corner of said Lot 7 and running Southerly to a point on the Southeast boundary of said Lot 10, which point is 46 feet from the Southeasterly corner of said Lot 10;

Lots 8 and 9, Block 31, of the Western Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming;

Lots 1, 2, 11, and 12, Block 32, of the Western Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming;

Lots 1 and 2, Block 35, of the Western Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming;

Lots 8 and 9, Block 36, of the Western Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming;

And

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows: Commencing at the west quarter corner of said Section 34; thence N37°26'19"E, 1678.40 feet to the POINT OF BEGINNING of said tract said point lying on the south line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the south line of a tract of land described in Book 173 of Deeds, Page 503; thence S89°42'01"W, 348.14 feet along said south line to a point, said point being the southwesterly corner of said tract described in Book 173 of Deeds, Page 503; thence N 28°02'42"W, 165.90 feet along the westerly line of said tract described in Book 173 of Deeds, Page 503 to a point, said point lying on the southerly line of Western Addition to the City of Sheridan; thence N62°00'27"E, 508.57 feet along said southerly line to a point; thence S03°27'25"W, 383.98 feet to the POINT OF BEGINNING.

Together with those portions of adjacent streets and alleys vacated by Ordinance 1853.

Together with Water Permits number 4795 and 1470 and Sewer Permit Number 3639 and all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

A portion of N.B. Avenue:

That portion of N.B. Avenue as shown on the Plat of Western Addition to the City of Sheridan, Sheridan County, Wyoming; as recorded in Book W of Plats, Page 1; said portion lying between the southerly right of way line of Leopard Street and the northerly line of Lot 2 of the Zowada Subdivision also to the City of Sheridan, as recorded in Book Z of Plats, Page 1,

EXHIBIT

" A "

EXHIBIT A**Page 2****A portion of Ermine Street:**

That portion of Ermine Street as shown on the Plat of Western Addition to the City of Sheridan, Sheridan County, Wyoming; as recorded in Book W of Plats, Page 1; said portion lying east of the westerly line of Lot 11, Block 32, extended to the westerly line of Lot 2, Block 35; and west of the easterly line of Lot 12, Block 32, extended to the easterly line of Lot 1, Block 35.

A portion of Ermine Street:

That portion of Ermine Street as shown on the Plat of Western Addition to the City of Sheridan, Sheridan County, Wyoming; as recorded in Book W of Plats, Page 1; said portion lying east of the westerly line of Lot 9, Block 31, extended to the westerly line of Lot 9, Block 36; and west of a line extended from the easterly line of a tract of land described in Book 377 of Deeds, Page 538 to the north line of said Block 36, the easterly line of said tract more particularly described as follows: Commencing at a point on the northwest boundary line of Lot 7, Block 31, which point is 11 feet westerly of the Northeast corner of said Lot 7 and running Southerly to a point on the southeast boundary line of Lot 10, Block 31, which point is 46 feet from the Southeast corner of said Lot 10.

A portion of a 20 foot wide alley:

That portion of a twenty (20) foot wide alley as shown on the Plat of Western Addition to the City of Sheridan, Sheridan County, Wyoming; as recorded in Book W of Plats, Page 1; said portion lying east of the westerly line of Lot 2, Block 32, extended to the westerly line of Lot 11, Block 32; and west of the easterly line of Lot 1, Block 32, extended to the easterly line of Lot 12, Block 32.

A portion of a 20 foot wide alley:

That portion of a twenty (20) foot wide alley as shown on the Plat of Western Addition to the City of Sheridan, Sheridan County, Wyoming; as recorded in Book W of Plats, Page 1; said portion lying east of the westerly line of Lot 8, Block 31, extended to the westerly line of Lot 9, Block 31; and west of the easterly line of a tract of land described in Book 377 of Deeds, Page 538, said easterly line more particularly described as follows: Commencing at a point on the northwest boundary line of Lot 7, Block 31, which point is 11 feet westerly of the Northeast corner of said Lot 7 and running Southerly to a point on the southeast boundary line of Lot 10, Block 31, which point is 46 feet from the Southeast corner of said Lot 10.

A portion of a 20 foot wide alley:

That portion of a twenty (20) foot wide alley as shown on the Plat of Western Addition to the City of Sheridan, Sheridan County, Wyoming; as recorded in Book W of Plats, Page 1; said portion lying east of the westerly line of Lot 2, Block 35, extended to the northerly line of Lot 2 of the Zowada Subdivision also to the City of Sheridan, as recorded in Book Z of Plats, Page 1; and west of the easterly line of Lot 8, Block 36, extended to said northerly line of said Lot 2 of the Zowada Subdivision.

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Decedent:

Name: Robert Lee Culligan
Sex: Male
Date of Birth: March 13, 1935

State File Number:

2021-002610

Social Security Number: 441-32-3737
Age at the Time of Death: 86 years

Date and Place of Death:

Date of Death: July 06, 2021 (Approx)
City of Death: Sheridan
Location: 1010 Leopard St

County of Death: Sheridan

Additional Decedent Information:

Place of Birth: Hot Springs, South Dakota
Residence: Sheridan, Wyoming
Marital Status: Divorced
Armed Forces: Yes
Name of Father: Clarence Culligan
Name of Mother: Millie Strum
Informant: Rolland Culligan



2021-771789 8/23/2021 10:41 AM PAGE: 5 OF 7
FEES: \$39.00 PK AFFIDAVIT OF SURVIVORSHIP - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Relationship: Son

Disposition:

Method of Disposition: Cremation
Place of Disposition: Wyo Cremation Authority, Sheridan, Wyoming

Funeral Home or Facility:

Facility: Champion Funeral Home, Sheridan, Wyoming

Cause of Death:

The immediate cause is listed on the first line followed by any underlying causes.
(a) Self-Inflicted Gunshot Wound to the Head

Interval:
Moments

Other Significant Conditions:

Manner of Death: Suicide Time of Death: Approximate 07:00 ±1hr

Injury Information:

Date Of Injury: July 06, 2021 (Actual) Time Of Injury: Approximate 07:00 ±1hr
Injury At Work? No
Location: 1010 Leopard St, Sheridan, Wyoming
Description: Decedent shot himself in the head with a gun.

Certifier:

Type: Coroner
Name: Brooke Winzenburg, Deputy Coroner
Address: 689 Meridian St, Sheridan, WY, 82801

Date Filed: July 13, 2021



* 0 0 1 2 4 5 3 7 7 *

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

DATE ISSUED: July 14, 2021

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

Guy Beaudoin
Guy Beaudoin
Deputy State Registrar

EXHIBIT

" B "



2021-771789 8/23/2021 10:41 AM PAGE: 6 OF 7
FEES: \$39.00 PK AFFIDAVIT OF SURVIVORSHIP - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

(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: July 20, 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:

See Exhibit A attached to the Transfer on Death Deed.

TOGETHER with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

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
Robert Lee Culligan	03/13/1935	07/06/2021	\$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

EXHIBIT

"C"



☐ 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

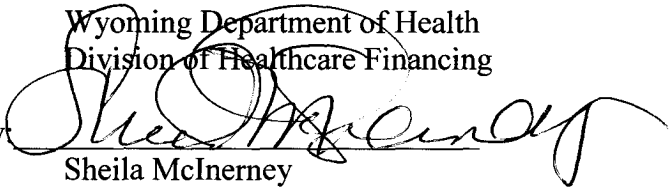
Telephone number: (307) 777-5389

Fax number: (307) 777-6964

E-mail address: Sheila.mcinerney@wyo.gov

Wyoming Department of Health
Division of Healthcare Financing

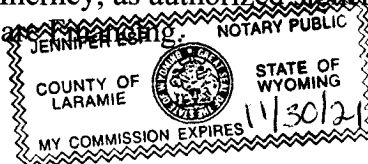
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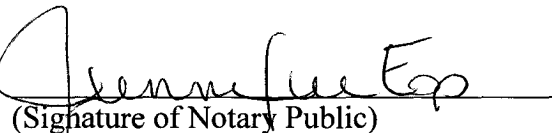

Sheila McInerney

TPL & Estate Recovery Specialist

State of Wyoming)
)ss
County of Laramie)

This instrument was acknowledged before me on July 20, 2021, by Sheila McInerney, as authorized signer for Wyoming Department of Health, Division of Healthcare Financing.




(Signature of Notary Public)

My commission expires: 11/30/21
(month/day/year)