

QUITCLAIM DEED

Edward Lockhart, a single person, of Sheridan County, Wyoming, GRANTOR, for ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND QUITCLAIMS to Mildred Jean Lockhart and Shannon A. Poffenroth, as joint tenants with right of survivorship, of 535 King Street, Sheridan, Wyoming 82801, GRANTEES, all right, title, and interest of the GRANTOR in and to the following-described real estate situate in Sheridan County, Wyoming, including any and all after-acquired right, title, and interest thereto, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

The South 121.5 feet of the West 100 feet of the East 166 feet of Block Seven (7), Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

TOGETHER WITH all improvements thereon and all privileges, hereditaments, and appurtenances thereunto belonging to or appertaining thereto, all in their present condition;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record and subject to all building, zoning, subdivision, or other regulations of any private or governmental entity.

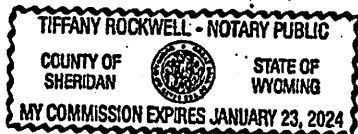
DATED this 10 day of December 2020.

Edward Lockhart
Edward Lockhart

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on this 10th day of December 2020, by Edward Lockhart.

WITNESS my hand and official seal.



Tiffany Rockwell
Notary Public

My Commission Expires: 1/23/2024

NO. 2021-766116 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER P O BOX 6288
SHERIDAN WY 82801

CERTIFIED COPY

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

IN THE MATTER OF THE ESTATE)

OF)

MAYNARD L. LOCKHART,)

Deceased.)

Probate No. 2020-145

No. _____
District Court Sheridan County Wyoming

FEB 02 2021

Rene Botten

Clerk
Deputy

/s/ Kim Gleason

**DECREE OF SUMMARY DISTRIBUTION OF PROPERTY ESTABLISHING
THE RIGHT AND TITLE TO PROPERTY**

This matter came before the Court pursuant to Wyo. Stat. Ann. § 2-1-205 upon the Application For Decree Of Summary Distribution Of Property filed herein by Mildred Jean Lockhart and Shannon A. Poffenroth. The Court, having reviewed the record of this matter and being otherwise fully advised in the premises, finds as follows:

1. Maynard L. Lockhart, a/k/a Maynard Lee Lockhart, hereinafter referred to as the "Decedent", died on or about July 27, 2020, in Sheridan County, Wyoming, and at the time of his death was a resident of Sheridan County, Wyoming.

2. At the time of his death, the Decedent was the owner of the real property and improvements located at 535 King Street, Sheridan Wyoming, situate in Sheridan County, State of Wyoming, more particularly described as follows:

The South 121.5 feet of the West 100 feet of the East 166 feet of Block Seven (7), Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

3. Attached to the Application For Decree Of Summary Distribution Of Property filed in the record of this matter, marked as Exhibit A, and incorporated in this Decree by reference is a sworn report of value completed by a person having no legal interest in the Estate, which shows the total value of the Decedent's interest in and to the real property and improvements described in Paragraph 2, above, as of the date of the Decedent's death is \$175,000.00.

4. The value of the Decedent's entire estate located in Wyoming subject to administration, either testate or intestate, less liens and encumbrances, does not exceed two hundred thousand dollars (\$200,000.00).

5. Thirty (30) days have elapsed since the date of death of the Decedent.

6. No application for appointment of a personal representative is pending or has been granted in any jurisdiction in this state and no application for appointment of a personal representative has been made in a jurisdiction outside of Wyoming.

7. Mildred Jean Lockhart, Shannon A. Poffenroth, and Edward Lockhart, (hereinafter sometimes collectively referred to as the "Distributees") are, in equal shares, entitled to payment or delivery of the property of the Decedent for the following reasons:

a. The Decedent died testate and his holographic Will, the original of which was attached to the Application For Decree Of Summary Distribution Of Property filed in the record of this matter, marked as Exhibit B, and incorporated in this Decree by reference, provides, in pertinent part:

The house will be devided [sic] between Shannon Poffenroth & Edward Lockhart & Jean Lockhart.

b. Therefore, pursuant to the terms of the Decedent's holographic Will, the following individuals, and only the following individuals, are entitled to the real property and improvements of the Decedent described above, in the following shares:

NAME	ADDRESS	AGE & RELATIONSHIP	SHARE
Mildred Jean Lockhart	535 King Street Sheridan, WY 82801	Adult - Spouse	1/3
Shannon A. Poffenroth	535 King Street Sheridan, WY 82801	Adult - Step-Daughter	1/3
Edward Lockhart	743 Val Vista Street Sheridan, WY 82801	Adult - Son	1/3

8. There are no other intervening estates or other parties who may have a claim of entitlement from the Decedent and from whom the applicant Distributees claim.

9. There are no other distributees of the Decedent having a right to succeed to the property under probate proceedings in any jurisdiction.

10. Publication of the Notice Of Application For Decree Of Summary Distribution Of Property pursuant to Wyo. Stat. Ann. § 2-1-205(d) was duly made and given once a week for two consecutive weeks on the dates of December 23 and 30, 2020, in The Sheridan Press, a newspaper of general circulation in Sheridan County, Wyoming, and the Affidavit Of Publication has been filed in the record of this matter.

11. A true and accurate copy of the Notice Of Application For Decree Of Summary Distribution Of Property, with a true and accurate copy of the Application For Decree Of Summary Distribution Of Property attached, was served by United States Mail, First Class, to all of the Distributees, at the Distributees' last known addresses, on December 17, 2020.

12. No other notice pursuant to Wyo. Stat. Ann. §§ 2-1-205(d) and (e) is required because:

a. The Decedent was married at the time of his death to Mildred Jean Lockhart, who is one of the Applicants and a Distributee and as set forth in Paragraph 11, above, received notice of the Application with a copy of the Application attached.

b. The Decedent does not have any other distributee, so far as known to the Applicants;

c. The Decedent does not have any reasonably ascertainable creditors other than those that have already been paid, including those relating to final expenses; and

d. The Decedent did not receive medical assistance pursuant to Wyoming Statutes §§ 42-4-101 through 42-4-114, the Wyoming Medical Assistance and Services Act.

13. It appears to the Court from a review of the record of this matter that no written objections were filed to the Application within the later of twenty (20) days after the mailing required by Wyo. Stat. Ann. § 2-1-205(d) or thirty (30) days after the date of first publication, and further that the facts stated in the Application are not in dispute.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that all right, title, and interest of the Decedent, Maynard L. Lockhart, a/k/a Maynard Lee Lockhart, in and to the real property and improvements located at 535 King Street, Sheridan Wyoming, situate in Sheridan County, State of Wyoming, more particularly described as follows:

The South 121.5 feet of the West 100 feet of the East 166 feet of Block Seven (7), Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

be and the same hereby are set over, distributed, established, and confirmed in and to the following Distributees, Mildred Jean Lockhart, Shannon A. Poffenroth, and Edward Lockhart, in equal shares, the same as if probate applied.

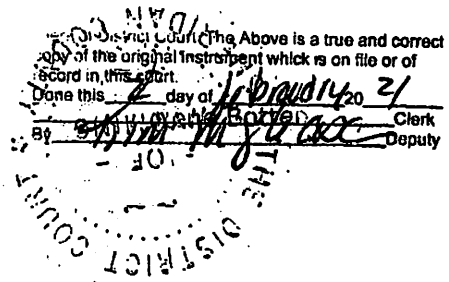
IT IS, FINALLY, ORDERED, ADJUDGED, AND DECREED that a certified copy of this Decree shall be recorded in the Office of the Sheridan County Clerk and thereafter said Decree and record thereof shall be presumptive evidence of title to all the property described above.

DATED this the 2 day of February 2021.

ORIGINAL SIGNED BY: WILLIAM J. EDELMAN

DISTRICT COURT JUDGE

Certified copies after execution to:
Christopher M. Sherwood (3) /



NO. 2021-766106 DECREE OF DISTRIBUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER P O BOX 6288
SHERIDAN WY 82801

WARRANTY DEED

BANKERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE CERTIFICATE HOLDERS AND THE CERTIFICATE INSURER OF THE PREFERRED CREDIT ASSET-BACKED CERTIFICATES, SERIES 1997-1, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **MAYNARD L. LOCKHART**, a single man, (herein referred to as "Grantee"), whose address is 535 King Street, Sheridan, WY 82801, the following-described real

estate which is situate in Sheridan County, Wyoming, to-wit:

The South 121.5 feet of the West 100 feet of the East 166 feet of Block Seven (7), Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

TOGETHER WITH all improvements located thereon or appurtenant thereto.


SUBJECT, HOWEVER, to all easements, encumbrances, licenses, restrictions, regulations, covenants, conditions, defects and encroachments of record.

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

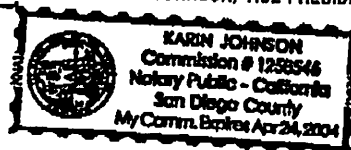
Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 26 day of May, 2000.

BANKERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE CERTIFICATE HOLDERS AND THE CERTIFICATE INSURER OF THE PREFERRED CREDIT ASSET-BACKED CERTIFICATES, SERIES 1997-1

By , the duly appointed and acting Vice-President of Avanta Mortgage Corporation, a California corporation, which has been appointed as the agent for the Grantor under a Limited Power of Attorney from the Grantor which was recorded in the office of the Sheridan County Clerk and Recorder on , 2000, in Book of Miscellaneous LUCIA JOHNSON, VICE PRESIDENT at page

STATE OF CALIFORNIA)
County of SAN DIEGO) ss.



The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 26 day of May, 2000 by Lucia Johnson, who is the Vice-President of Avanta Mortgage Corporation, a California corporation.

WITNESS my hand and official seal.


Notary Public Karin Johnson

My Commission expires: 4/24/04