

**CERTIFIED COPY**

**IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT  
WITHIN AND FOR SHERIDAN COUNTY, STATE OF WYOMING**

IN THE MATTER OF THE ESTATE OF

BRIAN J. MOORE-WIITALA,

Deceased

Probate No. PR-2021-104

OCT 28 2021

Rene Botten

Clerk

(2) Kim Gleason

Deputy

**DECREE ESTABLISHING RIGHT AND TITLE TO REAL PROPERTY**

This matter came on for consideration by this Court upon the Application for Summary Distribution of Real Property under W.S. §2-1-205, filed by Desiree Wiitala, pertaining to certain real property set forth below. It appears that Notice of Application for Decree Establishing Right and Title to Real Property was duly published pursuant to W.S. §2-1-205 and notice to all other distributees was made by first class mail. It appears that no objections were filed on or before October 22, 2021. Therefore, after reviewing the Application, the Court finds as follows:

1. That Brian J. Moore-Wiitala died on July 14, 2021, in Sheridan County, Wyoming and was a resident of Sheridan County, Wyoming.
2. That at the time of his death, Brian J. Moore-Wiitala owned interest in and to the following described real property which is situated in Sheridan County, Wyoming, with a street address of 415 E. 5<sup>th</sup> St., Sheridan, Wyoming particularly described as:

The West 46 feet of Lots 7 and 8 in Block 18 of Sheridan in Block 18 of Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming.

The East 46 feet of the West 92 feet of Lots 7 and 8 in Block of Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming.

The West 46 feet of the East 92 feet of Lots 7 and 8 in Block 18 of Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming.

Together with all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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

Said real property ownership in the sole name of decedent was acquired by Warranty Deed from Paul M. Georgeson, a single person, recorded December 29, 2017 in the office of the Sheridan County Clerk at Book 571, page 351, instrument No. 2017-739625.

3. No application for appointment of Personal Representative is pending, nor has one been granted in this or any other jurisdiction.

4. More than thirty (30) days have elapsed since the death of decedent.

5. Your Applicant provided *Notice of Application for Decree Establishing Right and Title to Real Property* to First Interstate Bank, the mortgage holder on the property, evidenced by *Notice of Administration* filed on September 16, 2021 as recorded herein and part of the Court record. There are no other reasonably ascertainable creditors known to Applicant.

6. Your Applicant duly published legal notice of *Application for Summary Distribution of Real Property*, the first publication being on the 21st day of September 2021. The time for filing claims in this Estate has expired. The time has since expired for the brining of suit by any creditors and any such claims are forever barred.

7. The value of the entire estate of the decedent, wherever located, less liens and encumbrances, does not exceed Two Hundred Thousand and 00/100 Dollars (\$200,000.00).



8. That Desiree Wiitala, surviving spouse, is entitled to a *Decree Establishing Right and Title to Real Property* to her.

9. That there are no other devisees of Brian J. Moore-Wiitala having a right to succeed to the above-described real property, and no other person has any right, title or interest in said real property.

10. The facts stated in the *Application for Summary Distribution of Real Property* are not in dispute.

11. That all right, title, and interest in the above-described real property should be distributed to and vested in Desiree Wiitala subject to any encumbrances thereto.

IT IS, THEREFORE ORDERED, ADJUDGED AND DECREED that all right, title and interest in and to the following described real property, shall be and is established and vested in Desiree Wiitala, to wit:

REAL PROPERTY:

The West 46 feet of Lots 7 and 8 in Block 18 of Sheridan in Block 18 of Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming.

The East 46 feet of the West 92 feet of Lots 7 and 8 in Block of Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming.

The West 46 feet of the East 92 feet of Lots 7 and 8 in Block 18 of Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming.

Together with all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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



IT IS FURTHER ORDERED that a certified copy of this *Decree* shall be recorded in the office of the Sheridan County Clerk, Sheridan, Wyoming and that thereafter this *Decree* and record shall be presumptive evidence of the title and ownership to the above-described real property.

DATED on the 28 of October, 2021.

BY THE COURT:

ORIGINAL SIGNED BY: JOHN G. FENN

DISTRICT COURT JUDGE

Certified copies to:

Benjamin L. Keller (4) ✓

Certificate of Clerk of the District Court. The above is a true and correct copy of the original instrument, which is on file or of record in this court.

Date this 28 day of October, 2021

Rene Botten

By Rita M. Keller

**NO. 2021-773697 DECREE**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
KINNAIRD LAW OFFICE P O BOX 627  
SHERIDAN WY 82801