



CERTIFIED COPY

STATE OF WYOMING )  
 )  
COUNTY OF SHERIDAN )

IN THE DISTRICT COURT  
  
FOURTH JUDICIAL DISTRICT

Probate No. \_\_\_2021-129

IN THE MATTER OF THE ESTATE )  
 )  
OF )  
 )  
THOMAS LEE FREDERICK II )  
 )  
Deceased. )

No. \_\_\_\_\_  
District Court Sheridan County Wyoming

JAN 10 2022  
Rene Botten  
Clerk  
Deputy

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

THIS MATTER having come before the court for hearing on the Verified Petition for Summary Procedure for Distribution of Real Property filed herein by Thomas Lee Frederick III as an heir of Thomas Lee Frederick II ("Decedent"), and the Court having reviewed the file and argument of counsel, David A. Kinskey of Kisling Law, LLC, and being otherwise fully informed and advised, finds the allegations in said Petition to be true and that said Petition should be granted and further FINDS:

1) That Thomas Lee Frederick died on or about September 24, 2021, in Sheridan County, Wyoming and at the time of his death he was a resident of Sheridan County, Wyoming. A true and correct copy of the Wyoming *Certificate of Death* is attached hereto as "Exhibit A."

2) Thirty (30) days have elapsed since the death of the decedent.

3) That decedent died without having executed a Last Will and Testament.

4) No application for appointment of a personal representative is pending or has been granted in any jurisdiction in this state.

5) The proper, and only, distributees, of the estate of the decedent are petitioner and Adam Daniel Frederick. The facts concerning the distributees' relationship to the decedent and the legal basis upon which the distributees claim entitlement to the property of the decedent are as follows:

a.) The decedent died intestate and was a single man.

b.) The decedent had only two children, his two sons, the Petitioner and Adam Daniel Frederick. The decedent had no children who predeceased him.

c.) Pursuant to Wyo. Stat. §2-4-101, the Petitioner and Adam Daniel Frederick are the only heirs of the decedent, and thus the proper, and only distributees of the property of the decedent and there are no other distributees of the decedent having a right to succeed to the property.

6) At the time of his death the decedent was the owner of real property situate in Sheridan County, Wyoming, ("Property") more particularly described as follows:

**Lot 3, Civil Subdivision, City of Sheridan, Sheridan County, Wyoming**

7) That the value of the Decedent's entire estate, less liens, and encumbrances, did not exceed two hundred thousand dollars (\$200,000), and that attached to the Petition was a sworn report of appraisal of the interest in the real Property showing the value as of the date of the Decedent's death.

8) That Notice of Application was published in the manner and form prescribed by Wyoming Statutes for two consecutive weeks, to-wit: November 15 and 22, 2021.

9) That Notice of the Application was served by first class mail to the last known address, with copy of the Application attached, to the distributees; and Notice of the Application and a copy of the Application was served by first class mail to the last known address of the reasonable ascertainable creditor(s), to wit: BB&T/Truist Bank, the lien holder on the Property.

10) That no objections have been filed as required under Wyo. Stat. §2-1-205(f).

11) This matter is ready and in condition for a decree.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that pursuant to law all right and title to the real property situate in Wyoming and described herein is set over and decreed to be vested in Thomas Lee Frederick III and Adam Daniel Frederick.

DATED this 10<sup>th</sup> day of January, ~~2021~~ <sup>2022</sup>

Certificate of Clerk of the District Court. This is a true and correct copy of the original instrument as filed or of record in this court.  
Done this 10<sup>th</sup> day of January, 2022  
By John G. Fenn Clerk  
By \_\_\_\_\_ Deputy

ORIGINAL SIGNED BY: JOHN G. FENN

DISTRICT COURT JUDGE



**2022-775621** 1/12/2022 9:39 AM PAGE: 3 OF 4  
FEES: \$21.00 SM DECREE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

APPROVED AS TO FORM:

David A. Kinskey, Kisling Law, LLC  
WSB# 5-2039

Attorney for Petitioner  
350 South Brooks Street  
Sheridan, WY 82801  
(307) 672-5405

# STATE OF WYOMING

CERTIFICATION OF VITAL RECORDS

## DEPARTMENT OF HEALTH

### CERTIFICATE OF DEATH

**Decedent:**  
**Name:** Thomas Lee Frederick  
**Sex:** Male  
**Date of Birth:** December 24, 1972  
**State File Number:** 2021-003858  
**Social Security Number:** 104-58-5889  
**Age at the Time of Death:** 48 Years

**Date and Place of Death:**  
**Date of Death:** September 27, 2021  
**County of Death:** Sheridan  
**City of Death:** Sheridan  
**Location:** 1304 Thomas Dr

**Additional Decedent Information:**  
**Place of Birth:** Olean, New York  
**Residence:** Sheridan, Wyoming  
**Marital Status:** Divorced  
**Armed Forces:** Yes  
**Name of Father:** Thomas Lee Frederick  
**Name of Mother:** Susan Marie McDonald  
**Informant:** Thomas Frederick  
**Relationship:** Son

**Disposition:**  
**Method of Disposition:** Cremation  
**Place of Disposition:** Wyo Cremation Authority, Sheridan, Wyoming  
**Funeral Home or 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 Pulmonary Embolism  
 Interval: Days

**Other Significant Conditions:** Chronic Obstructive Pulmonary Disease consistent with COVID-19 infection  
**Manner of Death:** Natural Death  
**Time of Death:** Approximate 14:00 hr

**Certifier:**  
**Type:** Coroner  
**Name:** Brooke Winzenburg, Deputy Coroner  
**Address:** 889 Meridian St, Sheridan, WY 82801  
**Date Filed:** September 28, 2021



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 FEES: \$21.00 SM DECREE  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### NO. 2022-775621 DECREE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 KISLING LAW LLC 350 S BROOKS  
 SHERIDAN WY 82801



\* 001260271 \*

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

DATE ISSUED: September 29, 2021

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

*Angie Beaudoin*  
 Angie Beaudoin  
 Deputy State Registrar

EXHIBIT

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