

### TRUSTEE'S QUITCLAIM DEED

Joan L. Noxon, Trustee, Noxon Living Trust, dated June 18, 2007, and Joan L. Noxon, Trustee, Family Trust, Noxon Living Trust, dated June 18, 2007, (hereinafter collectively referred to as Grantor), of 11 Upper Road, Sheridan, Wyoming 82801, for valuable consideration hereby assigns, transfers, conveys, and quitclaims unto Joan L. Noxon, Trustee, Survivors Trust, Noxon Living Trust, dated June 18, 2007, of 11 Upper Road, Sheridan, Wyoming 82801 (hereinafter referred to as Grantee), all interest now owned by Grantor in the following-described lands located in Sheridan County, State of Wyoming, to-wit:

A tract of land situated in the NE ¼ SW ¼, of Section 33, Township 55 North, Range 84 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the East Right of Way line of a Country Road, said point being located 1353 feet East and 1966.3 feet North from the SW Corner of said Section 33; thence East 380.6 feet to a point on the Westerly Right of Way line of said State Secondary Highway; thence along said highway boundary line South 39°44' West, 595.4 feet to a point on the East Right of Way line of said Country Road; thence North along East Right of way of said Country Road 457.8 feet to the point of beginning, said tract containing 2 acres, more or less.

Commonly known as 11 Upper Road, Sheridan, Wyoming 82801.

The undersigned Grantor, for herself, her successors and assigns, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state insofar as said rights of homestead may in any way affect the purpose for which this instrument is made as recited herein.

WITNESS my hand this <u>23</u> day of November 2015.

Joan L. Noxon, Trustee,
Noxon Living Trust, dated June 18, 2007

By Joan Noxon, Trustee

Joan L. Noxon, Trustee, Family Trust,
Noxon Living Trust, dated June 18, 2007

By: Joan Noxon, Trustee

STATE OF WYOMING

: ss.

ACKNOWLEDGMENT

COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me this 23 day of November, 2015, by Joan L. Noxon, as Trustee, Noxon Living Trust, dated June 18, 2007, and by Joan L. Noxon, as Trustee, Family Trust, Noxon Living Trust, dated June 18, 2007.

NESS my hand and official seal.

Notary Public

March 20, 2019

My Commission Expires:

caus



2015-723507 11/23/2015 3:39 PM PAGE: 2 OF : BOOK: 556 PAGE: 651 FEES: \$18.00 PK TRUSTEE DEEL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### AFFIDAVIT OF SUCCESSOR TRUSTEESHIP

Pursuant to Wyo. Stat. Ann. § 34-2-123 (2015), the undersigned, being first duly sworn upon oath, deposes and states as follows:

- 1. Name of Trust: Noxon Living Trust, dated June 18, 2007.
- 2. Initial Trustees: Richard M. Noxon and Joan L. Noxon.
- 3. Name and Address of Trustee:

Joan L. Noxon 11 Upper Road Sheridan, WY 82801

- 4. **Circumstances of Succession as Trustee:** Pursuant to Article 3, Section 4 of the Noxon Living Trust, dated June 18, 2007, both Richard M. Noxon and Joan L. Noxon were to serve as initial trustees of the Trust. Richard M. Noxon died on January 10, 2011. Attached hereto as Exhibit "A" and by reference incorporated herein, is a true and accurate copy of the official Certificate of Death of Richard M. Noxon. As a result of his death, Richard M. Noxon ceased to be a trustee of the trust on January 10, 2011, and Joan L. Noxon was authorized to serve as sole trustee. Since January 10, 2011, Joan L. Noxon has served as sole trustee of the trust and any trust created thereunder, and Joan L. Noxon continues to lawfully serve in that capacity.
- 5. **Sheridan County, Wyoming Real Property:** Included within the assets of Noxon Living Trust, dated June 18, 2007, and the trusts created thereunder, is an interest in certain real property located in Sheridan County, Wyoming, as more fully described in the Quitclaim Deed, dated February 5, 2011, from Joan Noxon, Successor Trustee, Noxon Living Trust, dated June 18, 2007, as Grantor, to Joan L. Noxon, Trustee, Survivors Trust, Noxon Living Trust, dated June 18, 2007, and to Joan L. Noxon, Trustee, Family Trust, Noxon Living Trust, dated June 18, 2007, each with an undivided one-half interest as tenants in common, as Grantees, which deed was recorded on February 14, 2011, in Book 523 of Deeds, at Page 296, in the office of the Clerk of Sheridan County, Wyoming.
  - 6. The undersigned has personal knowledge of the facts stated in this affidavit.

**DATED** this **23** day of November 2015.

Joan L. Noxon, Trustee, Noxon Living Trust, dated June 18, 2007, and all trusts created thereunder.

By: Joan L. Noxon, Trustee

STATE OF WYOMING )
)ss.
COUNTY OF SHERIDAN )

The foregoing instrument was signed and sworn to before me this 23 day of November 2015, by Joan L. Noxon, as Trustee, Noxon Living Trust, dated June 18, 2007, and all trusts created thereunder.

my hand and official seal.

y Commission expires March 20, 2019

COUNT

Notary Public

# STATE OF WYOMING

DEPARTMENT OF HEALTH

#### CERTIFICATE OF DEATH

Decedent:

Richard Mervin Noxon

2011-000119

Name: Gender:

Male

Social Security Number:

State File Number:

County of Death:

7007

Date of Birth:

, 1933

Age at the Time of Death: 7

77 years

Date and Place of Death:

Date of Death:

January 10, 2011

City of Death:

Sheridan

Sheridan

Location:

Additional Decedent Information:

Place of Birth:

Chicago, Illinois

Residence:

Shortdan, Wyoming

Marital Status: Armed Forces: Married - Joan Klemp

Name of Father:

Mervin Noxon

Name of Mother:

Dorothy Banet
Darleen Douglas

Relationship:

Daughter

Informant: Disposition:

Method of Disposition:

Cremation

Place of Disposition:

Smith Crematory, Billings, Montana

Funeral Home or Facility:

Facility:

Champion-Ferries F. H., Sheridan, Wyoming

Cause of Death:

The immediate cause is listed on the first line followed by any underlying causes.

Interval:

(a) Lung Cancer

Other Significant

Conditions:

Manner of Death:

Natural Death

Time of Death:

11:15 (Actual)

Certifier:

Type:

Physician

Name:

Michael Strahan, M.D.

Address:

1333 W 5th St, Sheridan, Wyoming, 32801

Date Filed:

January 19, 2011

2015-723507 11/23/2015 3:39 PM PAGE: 3 OF 3 BOOK: 556 PAGE: 652 FEES: \$18.00 PK TRUSTEE DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## NO. 2015-723507 TRUSTEE DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK YONKEE & TONER P O BOX 6288 SHERIDAN WY 82801



506488

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

DATE ISSUED: Tuesday, January 25, 2011

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

**EXHIBIT** 

Gladys K. Breeden Deputy State Registrar

