



AFFIDAVIT CONCERNING TITLE TO REAL PROPERTY

I, Mark J. Murphy, Esq., being of legal age and duly sworn, state the following:

1. I am a resident of Sheridan County, Wyoming and I represent and am authorized to make this affidavit for George Sherman Boyko, aka Tony Sherman Boyko.
2. I make out and execute this affidavit under oath pursuant to W.S. § 34-11-101.
3. Attached hereto and incorporated by reference is a certificate of clearance issued by the Wyoming Department of Health and a copy of the death certificate for Rodney A. Nichols.
4. Rodney A. Nichols executed and recorded a Transfer on Death Deed (Document No. 2021-770528) to George Sherman Boyko, Aka Tony Sherman Boyko, for the following described real property:

Lot 36, Ranchester Mobile Home Park Second Addition, a subdivision in Sheridan County Wyoming, as recorded in Book 1 of Plats, page 119.

And

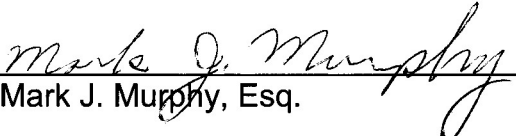
Lot 4 of Heaps Subdivision, a subdivision in Sheridan County, Wyoming, as recorded on July 9, 2003 in Drawer H, Plat #48.

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 an city, state and county subdivision laws.

5. Title to the interest in the above described real property vested in George Sherman Boyko, aka Tony Sherman Boyko, upon the death of Rodney A. Nichols.

Dated this 8th day of Dec, 2021.


Mark J. Murphy, Esq.



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FEES: \$21.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
County of Sheridan)

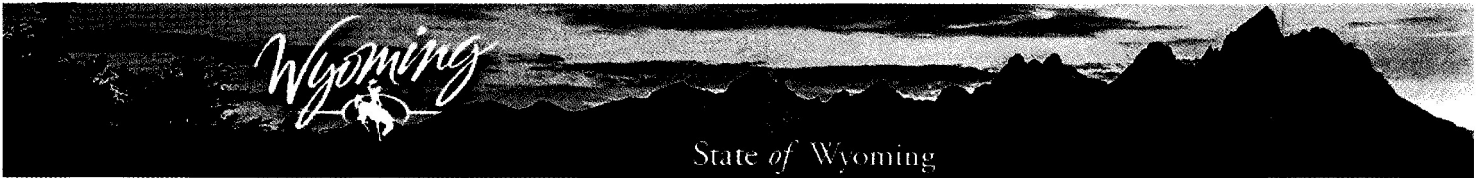
Subscribed and sworn to before me this 8th day of Dec, 2021, by
Mark J. Murphy, Esq.

~~WITNESS my hand and official seal.~~



Venetia Lewallen
Notary Public

My Commission Expires: _____

**[gsecure] Re: Rodney A. Nichols**

mjmlaw@fiberpipe.net

[gsecure] Re: Rodney A. Nichols



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Received: Dec 8, 2021 7:54 AM
Expires: Jan 7, 2022 7:54 AM
From: sheila.mcinerney@wyo.gov
To: mjmlaw@fiberpipe.net
Cc:
Subject: [gsecure] Re: Rodney A. Nichols

This message was sent securely using Zix

Good morning Mark,

Rodney Nichols did not receive Wyoming Medicaid benefits.

Thank you for your time and attention in this matter.

Sincerely,

Sheila McInerney

--

Sheila McInerney, CPIP

TPL & Estate Recovery Specialist

Wyoming Department of Health

Division of Healthcare Financing

122 W. 25th Street

4th Floor West

Cheyenne, WY 82002

P: (307) 777-5389

F: (307) 777-7085

E-mail: sheila.mcinerney@wyo.gov

Fraud Hotline: 1-855-846-2563

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act, and may be disclosed to third parties.

On Tue, Dec 7, 2021 at 3:23 PM Mark J. Murphy Law Office <mjmlaw@fiberpipe.net> wrote:

Ms. McInerney,

Please see attached letter.

Thank you,

Mark J. Murphy

Attorney at Law

142 S. Main St.

Sheridan, WY 82801

T:307/672/6465

F:307/672/6467

mjmlaw@fiberpipe.net

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Decedent:

Name: Rodney A Nichols
Sex: Male
Date of Birth: June 20, 1944

State File Number:

2021-004648

Social Security Number:

██████-3259

Age at the Time of Death:

77 years

Date and Place of Death:

Date of Death: October 19, 2021

County of Death:

Sheridan

City of Death: Sheridan

Location: VA Medical Center - Sheridan 1898 Fort Road

Additional Decedent Information:

Place of Birth: New Orleans, Louisiana
Residence: Ranchester, Wyoming
Marital Status: Divorced
Armed Forces: Yes
Name of Father: Unknown Nichols
Name of Mother: Unknown Doidge
Informant: George Boyko



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Relationship:

Durable Power of Attorney

Disposition:

Method of Disposition: Burial

Place of Disposition: Sheridan Municipal Cemetery, Sheridan, Wyoming

Funeral Home or Facility:

Facility: Kane Funeral Home, Sheridan, Wyoming

Cause of Death:

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

- (a) Cardiac Arrest
- (b) Systolic Congestive Heart Failure
- (c) Coronary Artery Disease

Interval:

Other Significant Conditions:

Manner of Death: Natural Death

Time of Death:

03:05 (Actual)

Certifier:

Type: Physician
Name: Daniel Bainbridge, DO, Supervisory Hospitalist
Address: 1898 Fort Road, Sheridan, WY, 82801

Date Filed:

November 02, 2021

NO. 2021-774739 AFFIDAVIT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MARK J MURPHY 142 S MAIN ST
SHERIDAN WY 82801



* 001269193 *

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

DATE ISSUED: November 03, 2021

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

Guy Beaudoin

Guy Beaudoin
Deputy State Registrar

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE