



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

IN THE MATTER OF THE ESTATE OF
JEROME ALLEN

Deceased.

Probate No. PR – 2022-40

CERTIFIED COPY

No. _____
District Court Sheridan County Wyoming

JUN 23 2022

Rene Botten
Shawana Songer Clerk
Deputy

DECREE OF SUMMARY DISTRIBUTION

THIS MATTER, having come before the Court upon the Application for Decree of Distribution filed herein on DATE (hereinafter "*Application*") made by Martin Allen and Denise LeFebre (hereinafter "*Applicants*") pursuant to W.S. §2-1-205, and the Court, having reviewed the file and being fully advised of the premises, finds as follows:

1. Jerome Allen (the "Decedent") died testate as a resident of Sheridan County, Wyoming on October 27, 2021.
2. Decedent had a spouse, Kathleen Allen. Decedent's spouse died testate a resident of Sheridan County, Wyoming on July 17, 2021.
3. Decedent and Kathleen Allen were granted by warranty deed from Burton Flats, LLC the following property:

BURTON FLATS CONDOMINIUMS (BEING LOTS 1-14 BLOCK 1 & LOTS 1-14 BLOCK 2 HIGHLAND PARK 2ND ADDITION) WING B UNIT E (3,700 TOTAL SQ FT: 1/14TH OF 51,800 SQ FT OF LAND OCCUPIED BY CONDO UNITS)

4. Decedent and Kathleen Allen took title to the real property described in paragraph

1 of the Warranty Deed which was recorded in the office of the Sheridan County Clerk and Recorder on September 16, 2020.

5. At the time of his death, Decedent was survived by his two children, Martin Allen and Denise LeFebre.
6. Kathleen Allen died with a *Last Will and Testament* devising any and all of her property to her husband, Jerome Allen.
7. At the death of Kathleen Allen, the terms of the Warranty Deed indicating title as husband and wife, Decedent became the sole owner of the interest in the said real property.
8. At the time of Decedent's death, he was survived by his two children: a son, Martin Allen, and a daughter, Denise LeFebre, both of whom are adults.
9. No action has ever been taken by any of the said heirs-at-law to document the transfer of ownership.
10. The value of the estate at the time of the Decedent's death, wherever located, less liens and encumbrances, does not exceed two hundred thousand dollars (\$200,000.00), not including property owned in a joint tenancy or tenancy by the entirety, property owned in trust, or property which was distributable under a "beneficiary designation, a "transfer on death" designation or a "pay on death" designation.
11. Jerome Allen died with a *Last Will and Testament* devising any and all of his property to his two children, Martin Allen and Denise Lefebre.
12. More than thirty (30) days have passed since the death of the Decedent.

13. No application for appointment of a Personal Representative is pending or has been granted in any jurisdiction, and no such application is contemplated.
14. Applicants are entitled to a Decree Establishing Right and Title to Real Property.
15. There are no other distributees of the Decedent having a right to succeed to the above-described real property, and no other person has any right, title or interest in the real property.
16. The above-described real property has been valued at three hundred thousand (\$300,000.00), as shown by the sworn Real Estate Broker's Opinion of Price pursuant to W.S. §33-28-125 as defined by §33-28-102(b)(lxii), which was attached to the *Application* as Exhibit C.
17. The above-described property still retains a mortgage in the amount of one hundred eighty thousand two hundred and forty-two dollars and ten cents (\$180,242.10) which is owed to First Federal Bank & Trusts as evidenced by the Claim Against the Estate filed on April 7, 2022.
18. Thus, the value of the above-described property is valued at one hundred and nineteen thousand seven hundred and fifty-seven dollars and ninety cents (\$119,757.90).
19. The Decedent, Jerome Allen, did not receive any medical assistance from the State of Wyoming pursuant to W.S. §§42-4-101 through 42-2-114.
20. No other party or creditor has made any claim on the assets of the Decedent except for First Federal Bank & Trust. Further, the beneficiaries have no knowledge of any creditors.

21. There are no other distributees of the Decedent having a right to succeed to the property under probate proceedings.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that, pursuant to W.S. §2-1-105(m) all of Decedent's right, title, and interest in and to the following described real property, subject to liens, encumbrances, and mortgages of record, located in Sheridan County, Wyoming did and does descend and vest in Martin Allen and Denise LeFebre, as tenants in common, to wit:

BURTON FLATS CONDOMINIUMS (BEING LOTS 1-14 BLOCK 1 & LOTS 1-14 BLOCK 2 HIGHLAND PARK 2ND ADDITION) WING B UNIT E (3,700 TOTAL SQ FT: 1/14TH OF 51,800 SQ FT OF LAND OCCUPIED BY CONDO UNITS)

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 described property.

DATED this 23rd day of June 2022.

ORIGINAL SIGNED BY: WILLIAM J. EDELMAN

DISTRICT COURT JUDGE

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.

Done this 23rd day of June 2022

.....Clerk
By Moana Samra Deputy