

CERTIFIED COPY

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

IN THE DISTRICT COURT
FOURTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE)
)
OF)
)
LAVONNE MAYE CASSIDY, a/k/a)
LAVONNE M. CASSIDY, a/k/a)
LAVONNE CASSIDY,)
)
Deceased.)
)

Probate No. PR-2021-167

No. _____
District Court Sheridan County Wyoming

MAY 16 2022

~~Bene Botten~~ Clerk
~~/s/ Sheila Drell~~ Deputy

DECREE OF DISTRIBUTION

THIS MATTER came before the Court pursuant to the filing of a *Joint Motion Resolving Objection and Supporting Application for Decree of Distribution* by the parties, and the Court having reviewed the Motion, reviewing the pleadings of record, and being otherwise fully advised in the premises, FINDS as follows:

1. That the Application for Decree of Distribution is properly filed in accordance with W.S. § 2-1-205.
2. That notice of the Application for Decree of Distribution was published once a week for two consecutive weeks in *The Sheridan Press*, a newspaper of general circulation in Sheridan County, Wyoming.
3. That the sole objection to the Application for Decree of Distribution filed with the Court has been resolved by mutual agreement and, after resolution of the decedent's ownership interest in the subject property, the facts stated in the application are not in dispute.

LR

4. Thirty (30) days have passed since the date the Notice of Application of Decree of Distribution was first published.

5. The decedent, LaVonne Maye Cassidy, a/k/a LaVonne M. Cassidy, a/k/a LaVonne Cassidy, died testate on January 5, 2013, in Kemmerer, Lincoln County, Wyoming.

6. At the time of her death, LaVonne Maye Cassidy, was the owner of an undivided 25% interest in the real property with a physical address of 1943 Edwards Drive, Unit A, Sheridan, Sheridan County, State of Wyoming, as further described on the attached **Exhibit A.**

7. By virtue of decedent's Last Will and Testament, Timothy J. Cassidy and Eric S. Cassidy, Successor Co-Trustees of the LaVonne M. Cassidy Living Trust dated March 14, 2008, and any amendments thereto, are entitled to delivery of all of LaVonne Maye Cassidy's undivided 25% interest in the real property owned by LaVonne Maye Cassidy at the time of her death.

8. That there are no other distributees of the decedent having a right to succeed to the real property of the decedent under probate proceedings.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that all of the decedent's right, title and interest in the real property in Sheridan County, Wyoming as described on the attached Exhibit A and any other after-discovered property in the State of Wyoming owned by the Decedent at the time of her death, is hereby distributed to:

Eric S. Cassidy, Successor Co-Trustee of the LaVonne M. Cassidy
Living Trust dated March 14, 2008, and any amendments thereto
4306 N 2600 E.
Filer, ID 83328

Timothy J. Cassidy, Successor Co-Trustee of the LaVonne M.
Cassidy Living Trust dated March 14, 2008, and any amendments
thereto
206 Hamsfork Dr.
Kemmerer, WY 83101

and that their right and title to the above-described real property is hereby established.

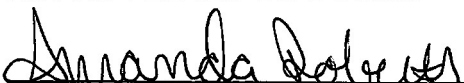
DATED this 12th day of May, 2022.


BY THE COURT:



District Judge
Peter H. Froelicher

APPROVED AS TO FORM:


Amanda K. Roberts, WSB 6-3946
Attorney for Applicants



Kim D. Cannon, WSB No. 5-1401
Attorney for Floyd Legerski

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 16 day of May, 2022

Rene Botten Clerk
By SKC Deputy

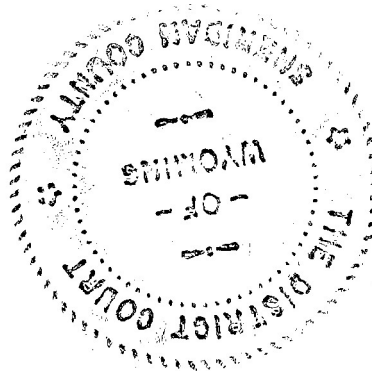


EXHIBIT A

Lot 14, of the Replat of Colony South Addition, Lots 1 through 4, Block 1 of Colony South Addition of the City of Sheridan, Sheridan County, Wyoming, duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming, and recorded in plat book number 1 on page 234;

AND an undivided one thirty-fourths (1/34th) interest, in the real property designated as COMMON SPACE FOR PARKING LOT A, of the Replat of Colony South Addition Lots 1 through 4, Block 1 of Colony South Addition to the City of Sheridan, Sheridan County, Wyoming duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming, and recorded in Plat Book Number 1, on page 234, No. 751021 and EXCEPTING THEREFROM however, two parcels of land contained therein, and being more particularly described as follows, to-wit:

A tract of ground located in the "Common Space for Parking Lot A" of said replat, being the Garage Complex I of said replat more particularly described by metes and bounds as follows: beginning at the southwest corner of Lot 1, Block 1 of said Colony South Addition, thence the reciprocal of N 89°50'34" W. a distance of 213.91 feet along the Northerly right-of-way of Edwards Drive to a point; thence N. 00°06'23" E. 77.10 feet to the true point of beginning; thence S. 89°53'37" E. a distance of 44.00 feet to a point being the SE corner of said Garage Complex; thence N. 00°06'23" E. a distance of 48.00 feet to the N.E. corner of said Garage Complex; thence N. 89°53'37" W. 44.00 feet to the N.W. corner; thence S. 00°00'23" W. a distance of 48.00 feet to the true point of beginning.

AND

A tract of ground located in the "Common Space for Parking Lot A" of the said replat being Garage Complex II of the said replat being more particularly described as follows:

Beginning at the southwest corner of Lot 1 of Block 1 of said Colony South Addition, thence the reciprocal of N. 89°50'34" W. a distance of 348.69 feet along the Northerly Right-of-Way of Edwards Drive to the centerline of the Easterly Driveway of said replat; thence N. 00°09'26" E. 77.28 feet along the centerline of said driveway; thence S. 89°41'45" E. a distance of 91.14 feet to the true point of beginning; thence S. 89°41'45" E. a distance of 22.00 feet to the S.E. corner of said Garage Complex II; thence N. 00°18'15" E. a distance of 48.00 feet to the N.E. corner of said Garage Complex; thence N. 89°41'45" W. a distance of 22.00 feet to the N.W. corner; thence S. 00°18'15" W. a distance of 48.00 feet to the true point of beginning.

Also including, a tract of ground or real estate located in the Common Space for Parking Lot A of the Replat of Colony South Addition of Lots 1 through 4 of Block 1 of Colony South Addition of the City of Sheridan, Sheridan County, Wyoming, duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming, and recorded in plat book number 1 on page 234, being the location of the garage unit for Lot 14 of said Replat, more particularly described by metes and bounds as follows: Beginning at the Southwest corner of Lot 1, Block 1, Colony South Addition to the City of Sheridan, thence the reciprocal of N. 89°50'34" W. a distance of 348.69 feet along the Southerly boundary of said Colony South Addition to a point; thence N. 00°09'26" E. a distance of 101.28 feet to a point; thence S. 89°41'45" E. a distance of 91.14 feet to a point; thence N. 00°19'15" E. a distance of 12.00 feet to the true point of beginning; thence S. 89°41'45" E. a distance of 22.00 feet to a point; thence S. 00°18'15" W. a distance of 12.00 feet to a point; thence N.



2022-778693 5/19/2022 3:46 PM PAGE: 5 OF 5
FEES: \$24.00 PK DECREE OF DISTRIBUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

89°41'45" W. a distance of 22.00 feet to a point; thence N. 00°18'15" E. a distance of 12.00 feet to the true point of beginning.

NO. 2022-778693 DECREE OF DISTRIBUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801