

CERTIFIED COPY

**IN THE DISTRICT COURT, FOURTH JUDICIAL DISTRICT,
COUNTY OF SHERIDAN, STATE OF WYOMING**



FILED
08/07/2023
2023-CV-0000168
Quana Botkin
Clerk of District Court
Filed By: Nicolas Rhodes

FILED

IN THE MATTER OF THE ESTATE OF)
)
JAMES N. LAUGHREY, JR.,) CV No. 2023-168
)
Deceased.)

ORDER APPROVING FINAL REPORT AND DECREE OF DISTRIBUTION

The above captioned matter came on for Hearing before the Court on June 10, 2024, on the Final Report and Petition for Distribution as presented to the Court on behalf of the Personal Representatives of the above captioned estate. The Court has examined said Final Report and Petition for Distribution and has examined the Waivers of Accounting filed on behalf of all of the distributees. The Court notices that all objections were required to be filed by June 7, 2024, and that no objections have been filed. The Court finds that it has full and complete jurisdiction over the subject matter and all interested parties, and therefore this matter ought to proceed on to final hearing and determination on the merits.

The Court specifically finds that each and all of the statements made in the said Final Report and Petition for Distribution are true and correct, that no accounting is required for this estate since the Personal Representatives and all of the distributees of this estate, have waived said accounting, that the Personal Representatives and the attorney for the estate have carefully, fully and properly administered and handled the estate in accordance with the law and the prior orders of this Court and in accordance with all duties which they owe to the estate and to the beneficiaries of the estate, that the administration of said estate is fully and finally concluded and that said estate is ready for distribution and that therefore an order ought to be entered at this time fully and finally approving, ratifying and confirming the Final Report and Petition for Distribution, and all



2024-792509 6/12/2024 4:28 PM PAGE: 1 OF 3
FEES: \$18.00 PK ORDER
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

actions of the Personal Representatives in the premises, and decree ought to be entered providing for the full and final distribution of this estate, and the closing thereof.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Final Report and Petition for Distribution be, and the same hereby is, fully and finally ratified, confirmed and approved, and all of the actions of the Personal Representatives in the premises be, and the same are hereby fully and finally approved.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Personal Representatives shall proceed to make final distribution of all assets of this estate now in their hands as follows:

The below described parcels of real estate, including all improvements located thereon, should be, and they hereby are distributed in equal undivided one-thirds unto Steven J. Laughrey, Susan G. Moran and Thomas W. Laughrey, as tenants in common, to-wit:

Parcel 1:

Vacant lot located on Long Drive, Sheridan, Wyoming, described as follows:

Lot 18, Block 1, Fairway Acres Addition to the City of Sheridan, Sheridan County, Wyoming.

Parcel 2:

Lots and building located at 1631 Dana Avenue, Sheridan, Wyoming, described as follows:

Lots 4, 5, 6, 7 and 8 of Block 2 of Downer Addition to the Town, now City of Sheridan, Wyoming.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all other real and personal property, whether herein described or not, and whether known to exist or hereafter discovered shall be distributed in equal shares to Steven J. Laughrey, Susan G. Moran and Thomas W. Laughrey, as tenants in common.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that in making such distributions the Personal Representatives shall execute and deliver such assignments and negotiations and like instruments that shall be necessary or appropriate to effectuate said distribution.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Decree, upon being recorded in the office of the County Clerk in any County where real estate is located, shall have the effect of a Personal Representative's Deed and shall convey title to the property to the person or persons who are to receive it.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that when the Personal Representatives have completed the distribution of all estate assets, as ordered herein, with all documentation necessary with respect thereto, the Personal Representatives shall file with the Court their Petition for Discharge.

Done this 10th day of June, 2024.


Benjamin S. Kirven, District 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 10 day of June, 2024

Rene Botten Clerk

By [Signature] Deputy

NO. 2024-792509 ORDER

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801



2024-793396 7/29/2024 10:16 AM PAGE: 1 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This space is reserved for Recorder's use only.

Wyoming Quitclaim Deed

State of Wyoming, County of Sheridan

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

zero dollars

US Dollars (\$ 0.00) in hand, paid to

Thomas W. Laughrey,

a married individual

with an address of

1929 Sioux Trail, Bar Nunn, Wyoming, 82601

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Susan Gwen Moran,

a married individual

with an address of

1595 South Grant Street, Denver, CO., 80210

(the "Grantee" or "Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Sheridan County, Wyoming, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number Account# R0032670

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Susan Moran

Address: 1595 South Grant Street, Denver, CO. 80210



2024-793396 7/29/2024 10:16 AM PAGE: 2 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This instrument was prepared by:

Name: Susan G Moran

Address: 1595 South Grant Street, Denver, CO 80210

After recording, return to:

Name: Susan Moran

Address: 1595 South Grant Street, Denver, CO. 80210

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:

Date:

7-25-24

Printed Name:

Thomas W. Laughrey

Grantor Signature:

Date:

7-25-24

Printed Name:

Steven J. Laughrey



NOTARY ACKNOWLEDGMENT

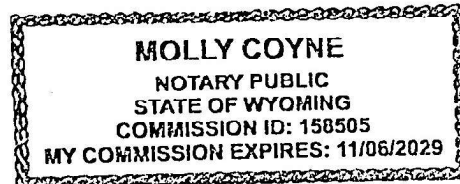
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Wyoming)
County of Natrona)

On July 25, 2024 before me, Molly Coyne,
personally appeared Thomas & Steven Leighey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Wyoming that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]

Printed Name Molly Coyne

My Commission Expires NOV 06 2029

(Seal)



2024-793396 7/29/2024 10:16 AM PAGE: 4 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 18, Block 1, Fairway Acres Addition to the City of Sheridan, Sheridan County, Wyoming. Vacant Lot located on Long Drive, Sheridan, Wyoming.

NO. 2024-793396 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SUSAN MORAN 1595 S GRANT ST
DENVER CO 80210



2024-793397 7/29/2024 10:17 AM PAGE: 1 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This space is reserved for Recorder's use only.

Wyoming Quitclaim Deed

State of Wyoming, County of Sheridan

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
zero dollars US Dollars (\$ 0.00) in hand, paid to
Steven J. Laughrey,
a married individual with an address of
5940 Bell Valley Road, Casper, Wyoming, 82604
(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to
Susan Gwen Moran,
a married individual with an address of
1595 South Grant Street, Denver, CO., 80210
(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following
described real estate, situated in Sheridan County, Wyoming, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number Account# R0032670

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Susan Moran

Address: 1595 South Grant Street, Denver, CO. 80210



2024-793397 7/29/2024 10:17 AM PAGE: 2 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This instrument was prepared by:

Name: Susan G Moran

Address: 1595 South Grant Street, Denver, CO 80210

After recording, return to:

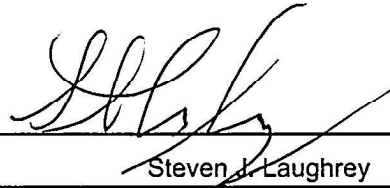
Name: Susan Moran

Address: 1595 South Grant Street, Denver, CO. 80210

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:



Date:

7-25-24

Printed Name:

Steven J. Laughrey

Grantor Signature:



Date:

7-25-24

Printed Name:

Thomas W. Laughrey



2024-793397 7/29/2024 10:17 AM PAGE: 3 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTARY ACKNOWLEDGMENT

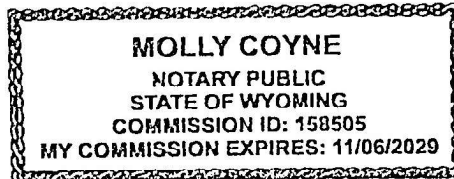
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Wyoming)
County of Natrona)

On July 25, 2024 before me, Molly Coyne,
personally appeared Thomas & Steven Laughrey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Wyoming that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature 

Printed Name Molly Coyne

My Commission Expires NOV 06 2029

(Seal)



2024-793397 7/29/2024 10:17 AM PAGE: 4 OF 4
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NO. 2024-793397 QUITCLAIM DEED
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DENVER CO 80210