

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

DENNIS ZOWADA,

Plaintiff,

vs.

The current named and last known Trustee to The Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, Chris Legler, David Hoyt, John Hoyt and JOHN DOES 1-5 and JANE DOES 1-5 as all other unknown heirs at law or devisees of all persons above-named as Defendants, who are, or may be deceased, and any and all persons, corporations or other entities which claim or which may allege a claim to any interest in the real property which is the subject-matter of this litigation,

Defendants.

Civil No. CV-2022-297


No. _____
District Court Sheridan County Wyoming

NOV 22 2022

Rene Botten

Clerk
Deputy

18 Amy Frederick


2022-782870 11/28/2022 2:41 PM PAGE: 1 OF 24
FEES: \$84.00 PK ORDER
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ORDER OF FINAL JUDGMENT

This matter, having come before the Court upon the Plaintiff's Motion for Final Judgment, pursuant to W.S. § 1-32-201 (LexisNexis 2022), W.S. §§1-37-101 through -115 (LexisNexis 2022) and W.S. § 1-16-201 (LexisNexis 2022) (the "Motion"), and being fully advised of the premises finds that good cause exists to grant the Plaintiff's Motion. In support, the Court finds as follows:

1. Plaintiff, Dennis Zowada (the "Plaintiff") September 13, 2022 Verified Complaint to Quiet Title and for Declaratory Judgment filed herein (the "Verified Complaint") asks this Court to declare that title and possession of the following real property and all affixed improvements and fixtures be and is finally and fully quieted and established in the Plaintiff in all respects:

[Remainder of page intentionally left blank.]



A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore; Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Commencing at the southwest corner of said Lot 3; thence North, 61.0 feet; thence North, 10.96 feet to the northwesterly corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160 and the true point of beginning; thence along the westerly line of said Lot 3 North, 29.46 feet; thence leave said westerly line East, 96.81 feet to a point on the boundary of that tract of land as described in Sheridan County Book 402 of Deeds at Page 557; thence along said boundary S 39°30'58"W, 11.74 feet; thence continuing along said boundary S 23°07'24"W, 27.49 feet; thence continuing along said boundary S 86°14'00"W, 13.30 feet to the southeast corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160; thence along the boundary of this tract N 5°54'20"E, 16.39 feet; then continuing along said boundary N 86°40'14"W, 34.03 feet; thence continuing along said boundary S 0°01'40"W, 11.1 feet; then continuing along said boundary S 87°31'19"W, 33.01 feet to the (true) point of beginning.

ALSO

That portion of Lots 3 and 4 of Block 3 of the Town of Lodore, Sheridan County, Wyoming, described as follows: Commencing at the Southeast corner of said Lot 4, running thence northerly along the East line of said Lot 100 feet to a point; thence southwesterly to a point on the west line of said Lot 3 which is 61 feet north of the Southwest corner of said Lot 3; thence south to the Southwest corner of said Lot 3, and thence Easterly to the point of beginning.

ALSO

A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Beginning at a point which bears North a distance of 61.0 feet from the Southwest corner of said Lot 3, Block 3, Town of Lodore; thence North for a distance of 10.96 feet; thence North 87°31'19" East for a distance of 33.01 feet; thence North 0°01'40" East for a distance of 11.1 feet; thence South 86°40'14" East for a distance of 34.03 feet; thence South 5°46'03" West for a distance of 16.38 feet; thence South 85°16'18" West for a distance of 65.52 feet to the point of beginning.

(Hereafter collectively referred to as the "Real Property").



2. Plaintiff brought the Motion before this Court requesting an order of final judgment on all matters raised in his Verified Complaint.

3. Under W.S. § 1-16-201 (LexisNexis 2022), “[a] person indebted or against whom a cause of action exists, may personally appear in a court of competent jurisdiction and with the assent of the creditor or person having such cause of action, confess judgment, whereupon judgment shall be entered accordingly.”

4. On October 12, 2022, John Hoyt willingly and knowingly executed a Confession of Judgment and Waiver of Claims in front of a notary, and the same was filed with the Clerk of Court in this matter on October 17, 2022. A copy of that notarized and file-stamped Confession of Judgment was attached to the Plaintiff’s Motion for Final Judgment as Exhibit “A”, is included herewith as Exhibit “A” to this Order, and is incorporated herein by this reference (the “John Confession and Waiver”).

5. On October 12, 2022, David Hoyt willingly and knowingly executed a Confession of Judgment and Waiver of Claims in front of a notary, and the same was filed with the Clerk of Court in this matter on October 17, 2022. A copy of that notarized and file-stamped Confession of Judgment was attached to the Plaintiff’s Motion for Final Judgment as Exhibit “B”, is included herewith as Exhibit “B” to this Order, and is incorporated herein by this reference (the “David Confession and Waiver”).

6. On October 21, 2022, Chris Legler willingly and knowingly executed a Confession of Judgment and Waiver of Claims in front of a notary, and the same was filed with the Clerk of Court in this matter on October 21, 2022. A copy of that notarized and file-stamped Confession of Judgment was attached to the Plaintiff’s Motion for Final Judgment as Exhibit “C”, is included herewith as



Exhibit "C" to this Order, and is incorporated herein by this reference (the "Christine Confession and Waiver").

7. John Hoyt willingly and knowingly executed the John Confession and Waiver in his individual capacity and in his capacity as duly appointed Co-Trustee of the Defendant, The Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, as amended on September 15, 2014 (the "Trust").

8. David Hoyt willingly and knowingly executed the David Confession and Waiver in his individual capacity and in his capacity as duly appointed Co-Trustee of the Trust.

9. Chris Legler willingly and knowingly executed the Christine Confession and Waiver in her individual capacity and in her capacity as duly appointed Co-Trustee of the Trust.

10. David Hoyt, John Hoyt and Christine Legler, individually, have willingly and knowingly confessed judgment in the above-captioned matter in favor of the Plaintiff, Dennis Zowada, with respect to all assertions and claims set forth in the Verified Complaint, and have further waived and disclaimed any and all claims they, or their individual successors or assigns may currently have or may have had to the Real Property.

11. David Hoyt, John Hoyt and Chris Legler, acting as duly appointed Co-Trustees for the Trust have willingly and knowingly confessed judgment in the above-captioned matter in favor of the Plaintiff, Dennis Zowada, with respect to all assertions and claims set forth in the Verified Complaint, and have further waived and disclaimed any and all claims the Trust or any beneficiaries thereto, or its successors or assigns may currently have or may have had to the Real Property.

12. All named individual Defendants in this matter have willingly and knowingly confessed judgment to all assertions or claims made by the Plaintiff in this matter, in favor of the



Plaintiff, and have willingly and knowingly waived and disclaimed any and all claims they, their heirs, successors, or assigns may currently have or have had to the Real Property.

13. The Trust, through its duly appointed Co-Trustees, has willingly and knowingly confessed judgment to all assertions or claims made by the Plaintiff in this matter, in favor of the Plaintiff, and has willingly and knowingly, through its duly appointed Co-Trustees, waived and disclaimed any and all claims the Trust or the Trust beneficiaries, their successors, or assigns may currently have or have had to the Real Property.

14. There is no indication that Defendants John Does 1-5 or Jane Does 1-5 exist, and to the extent that they may exist, any claims that may be asserted on their behalf have been willingly and knowingly waived and disclaimed by the named Defendants herein.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECLARED that the Motion for Final Judgment, is hereby granted in all respects;

IT IS, FURTHER ORDERED, ADJUDGED AND DECLARED that all named individual Defendants in this matter have willingly and knowingly confessed judgment to all claims made by the Plaintiff in this matter and have willingly and knowingly waived any and all claims they, their heirs, successors, or assigns may currently have or have had to the Real Property;

IT IS, FURTHER ORDERED, ADJUDGED AND DECLARED that the Defendants, and each of them, known and unknown, and their respective heirs, executors, administrators, successors and assigns and all persons, corporations or other entities in any way claiming by, through or under any Defendant, or any other person or entity, shall have no estate or interest in the Real Property whatsoever and that title and possession of the Real Property can be and is finally and fully quieted and established in the Plaintiff in all respects, subject only to the agreement referenced in the



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

September 6, 2022, letter from the Office of the State of Wyoming Attorney General to Plaintiff's counsel and attached to the Motion as Exhibit "E".

DATED this 22 day of NOVEMBER, 2022.

ORIGINAL SIGNED BY: DARCI A.V. PHILLIPS

DISTRICT COURT JUDGE

Copy to: Noah S. Grovenstein

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 23 day of November, 2022

Rene Botten

Clerk

By

Amy Frederick

Deputy



2022-782870 11/28/2022 2:41 PM PAGE: 7 OF 24
FEES: \$84.00 PK ORDER
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A



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

DENNIS ZOWADA,

Plaintiff,

vs.

The current named and last known Trustee to The
Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust
dated October 16, 2004, Chris Legler, David Hoyt,
John Hoyt and JOHN DOES 1-5 and JANE DOES 1-
5 as all other unknown heirs at law or devisees of all
persons above-named as Defendants, who are, or may
be deceased, and any and all persons, corporations or
other entities which claim or which may allege a claim
to any interest in the real property which is the subject-
matter of this litigation,

Defendants.

Civil No. CV-2022-297

No. _____
District Court Sheridan County Wyoming

OCT 17 2022

Rene Botten

Clerk

(S) Maana Songer

Deputy

CONFESSION OF JUDGMENT AND WAIVER OF CLAIMS

Pursuant to W.S. § 1-16-201 (LexisNexis 2022), the undersigned Defendant, John Hoyt, individually and as Co-Trustee of the Defendant, Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014 (the "Trust"), hereby confesses Judgment in favor of the Plaintiff, Dennis Zowada, and hereby knowingly and voluntarily waives any and all claims he, his successors or assigns, the Trust, and any beneficiaries to the Trust may currently have or may have had to the following described real property located in Sheridan County, Wyoming:

A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore; Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Commencing at the southwest corner of said Lot 3; thence North, 61.0 feet; thence North, 10.96 feet to the northwesterly corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160 and the true point of beginning; thence along the westerly line of said Lot 3 North, 29.46 feet; thence leave said westerly line East, 96.81 feet to a point on the boundary of that tract of land as described in Sheridan County Book 402 of Deeds at Page 557; thence along said boundary S 39°30'58"W, 11.74 feet; thence continuing along said boundary S 23°07'24"W, 27.49 feet; thence continuing along said boundary S 86°14'00"W, 13.30 feet to the southeast corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160; thence along the boundary of this tract N 5°54'20"E, 16.39 feet; then continuing along said boundary N 86°40'14"W, 34.03 feet; thence continuing along said boundary S 0°01'40"W, 11.1 feet; then continuing along said boundary S 87°31'19"W, 33.01 feet to the (true) point of beginning.

ALSO

That portion of Lots 3 and 4 of Block 3 of the Town of Lodore, Sheridan County, Wyoming, described as follows: Commencing at the Southeast corner of said Lot 4, running thence northerly along the East line of said Lot 100 feet to a point; thence southwesterly to a point on the west line of said Lot 3 which is 61 feet north of the Southwest corner of said Lot 3; thence south to the Southwest corner of said Lot 3, and thence Easterly to the point of beginning.

ALSO

A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Beginning at a point which bears North a distance of 61.0 feet from the Southwest corner of said Lot 3, Block 3, Town of Lodore; thence North for a distance of 10.96 feet; thence North 87°31'19" East for a distance of 33.01 feet; thence North 0°01'40" East for a distance of 11.1 feet; thence South 86°40'14" East for a distance of 34.03 feet; thence South 5°46'03" West for a distance of 16.38 feet; thence South 85°16'18" West for a distance of 65.52 feet to the point of beginning.

TOGETHER WITH all improvements and fixtures situate thereon and all appurtenances thereunto appertaining or belonging.

(the "Real Property").

THE FACTS AND EVENTS that led up to this Confession of Judgment and Waiver of Any Claims, by Defendants are as follows:

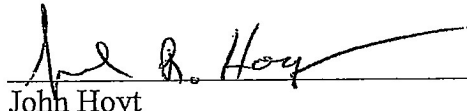
1. Defendant, John Hoyt, individually, is the son of the late Judith D. Hoyt, former owner of the Real Property described herein and in the Verified Complaint filed in the above-captioned matter.
2. On or about September 15, 2014, the Defendant, Trust, was amended to appoint Defendants, David A. Hoyt, John R. Hoyt, and Christine E. Legler as a Co-Trustees of the Trust.
3. On or about October 31, 2014, Judith D. Hoyt transferred the Real Property, via quitclaim deed, to the Trust. That quitclaim deed is recorded at Book 550, page 460, as instrument No. 2014-716107, with the Sheridan County Clerk and Recorder.
4. Defendant, John Hoyt, individually, is a named Defendant in the above-captioned matter.
5. Defendant, John Hoyt, individually, was regularly served with the Verified Complaint, all of its attachments and a proper Summons in the above-captioned matter on October 1, 2022, and has full actual knowledge and notice of the same at this time.
6. John Hoyt, acting in his authorized capacity as a sitting Co-Trustee for the Trust, hereby acknowledges and accepts service of the Verified Complaint, all of its attachments and a proper Summons in the above-captioned matter effective October 1, 2022, and has full actual knowledge and notice of the same at this time.

7. Defendant, John Hoyt, individually, has knowingly and voluntarily chosen to not answer or otherwise respond to the Verified Complaint filed in the above-captioned matter.
8. John Hoyt, acting in his authorized capacity as sitting Co-Trustee of the Trust, has knowingly and voluntarily chosen to not answer or otherwise respond to the Verified Complaint filed in the above-captioned matter.

Defendant, John Hoyt, individually and as Co-Trustee on behalf of the Defendant, Floyd Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014, hereby knowingly and voluntarily confesses judgment in the above-captioned matter in favor of the Plaintiff, Dennis Zowada, with respect to all assertions and claims set forth in the Verified Complaint, and hereby further waives and disclaims any and all claims the Trust, the Trust beneficiaries, he or his successors or assigns may currently have or may have had to the Real Property.

DATED this 12, day of October, 2022.

Defendant:



John Hoyt

Individually and in his capacity as Co-Trustee on behalf of the Defendant, Floyd Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014.



STATE OF Wyoming)
County of Sheridan) ss.
)

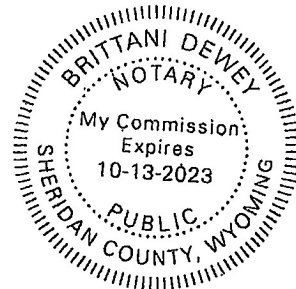
I, John Hoyt, being first duly sworn and upon oath do hereby state and acknowledge that I have read the above **Confession of Judgment and Waiver of Claims**; know the contents thereof; and that the statements therein contained are true.

John R. Hoyt
John Hoyt

Subscribed and sworn to before me this 12 day of Oct, 2022.

Brittani Dewey
Notary Public

My Commission Expires: 10-13-2023





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FEES: \$84.00 PK ORDER
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B



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

DENNIS ZOWADA,

Plaintiff,

vs.

The current named and last known Trustee to The
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dated October 16, 2004, Chris Legler, David Hoyt,
John Hoyt and JOHN DOES 1-5 and JANE DOES 1-
5 as all other unknown heirs at law or devisees of all
persons above-named as Defendants, who are, or may
be deceased, and any and all persons, corporations or
other entities which claim or which may allege a claim
to any interest in the real property which is the subject-
matter of this litigation,

Defendants.

Civil No. CV-2022-297

No. _____
District Court Sheridan County Wyoming

OCT 17 2022

Rene Botten

Clerk

Moana Songer

Deputy

CONFESSION OF JUDGMENT AND WAIVER OF CLAIMS

Pursuant to W.S. § 1-16-201 (LexisNexis 2022), the undersigned Defendant, David Hoyt, individually and as Co-Trustee of the Defendant, Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014 (the "Trust"), hereby confesses Judgment in favor of the Plaintiff, Dennis Zowada, and hereby knowingly and voluntarily waives any and all claims he, his successors or assigns, the Trust, and any beneficiaries to the Trust may currently have or may have had to the following described real property located in Sheridan County, Wyoming:



A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore; Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Commencing at the southwest corner of said Lot 3; thence North, 61.0 feet; thence North, 10.96 feet to the northwesterly corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160 and the true point of beginning; thence along the westerly line of said Lot 3 North, 29.46 feet; thence leave said westerly line East, 96.81 feet to a point on the boundary of that tract of land as described in Sheridan County Book 402 of Deeds at Page 557; thence along said boundary S 39°30'58"W, 11.74 feet; thence continuing along said boundary S 23°07'24"W, 27.49 feet; thence continuing along said boundary S 86°14'00"W, 13.30 feet to the southeast corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160; thence along the boundary of this tract N 5°54'20"E, 16.39 feet; then continuing along said boundary N 86°40'14"W, 34.03 feet; thence continuing along said boundary S 0°01'40"W, 11.1 feet; then continuing along said boundary S 87°31'19"W, 33.01 feet to the (true) point of beginning.

ALSO

That portion of Lots 3 and 4 of Block 3 of the Town of Lodore, Sheridan County, Wyoming, described as follows: Commencing at the Southeast corner of said Lot 4, running thence northerly along the East line of said Lot 100 feet to a point; thence southwesterly to a point on the west line of said Lot 3 which is 61 feet north of the Southwest corner of said Lot 3; thence south to the Southwest corner of said Lot 3, and thence Easterly to the point of beginning.

ALSO

A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Beginning at a point which bears North a distance of 61.0 feet from the Southwest corner of said Lot 3, Block 3, Town of Lodore; thence North for a distance of 10.96 feet; thence North 87°31'19" East for a distance of 33.01 feet; thence North 0°01'40" East for a distance of 11.1 feet; thence South 86°40'14" East for a distance of 34.03 feet; thence South 5°46'03" West for a distance of 16.38 feet; thence South 85°16'18" West for a distance of 65.52 feet to the point of beginning.

TOGETHER WITH all improvements and fixtures situate thereon and all appurtenances thereunto appertaining or belonging.

(the "Real Property").

THE FACTS AND EVENTS that led up to this Confession of Judgment and Waiver of Any Claims, by Defendants are as follows:

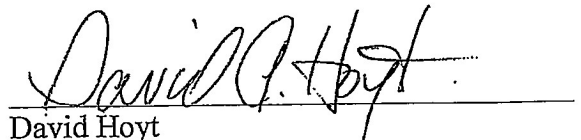
1. Defendant, David Hoyt, individually, is the son of the late Judith D. Hoyt, former owner of the Real Property described herein and in the Verified Complaint filed in the above-captioned matter.
2. On or about September 15, 2014, the Defendant, Trust, was amended to appoint Defendants, David A. Hoyt, John R. Hoyt, and Christine E. Legler as a Co-Trustees of the Trust.
3. On or about October 31, 2014, Judith D. Hoyt transferred the Real Property, via quitclaim deed, to the Trust. That quitclaim deed is recorded at Book 550, page 460, as instrument No. 2014-716107, with the Sheridan County Clerk and Recorder.
4. Defendant, David Hoyt, individually, is a named Defendant in the above-captioned matter.
5. Defendant, David Hoyt, individually, was regularly served with the Verified Complaint, all of its attachments and a proper Summons in the above-captioned matter on October 3, 2022, and has full actual knowledge and notice of the same at this time.
6. David Hoyt, acting in his authorized capacity as a sitting Co-Trustee for the Trust, hereby acknowledges and accepts service of the Verified Complaint, all of its attachments and a proper Summons in the above-captioned matter effective October 3, 2022, and has full actual knowledge and notice of the same at this time.

7. Defendant, David Hoyt, individually, has knowingly and voluntarily chosen to not answer or otherwise respond to the Verified Complaint filed in the above-captioned matter.
8. David Hoyt, acting in his authorized capacity as sitting Co-Trustee of the Trust, has knowingly and voluntarily chosen to not answer or otherwise respond to the Verified Complaint filed in the above-captioned matter.

Defendant, David Hoyt, individually and as Co-Trustee on behalf of the Defendant, Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014, hereby knowingly and voluntarily confesses judgment in the above-captioned matter in favor of the Plaintiff, Dennis Zowada, with respect to all assertions and claims set forth in the Verified Complaint, and hereby further waives and disclaims any and all claims the Trust, the Trust beneficiaries, he or his successors or assigns may currently have or may have had to the Real Property.

DATED this 12th, day of October, 2022.

Defendant:



David Hoyt

Individually and in his capacity as Co-Trustee on behalf of the Defendant, Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014.



STATE OF Wyoming)
County of Sheridan) ss.
)

I, David Hoyt, being first duly sworn and upon oath do hereby state and acknowledge that I have read the above **Confession of Judgment and Waiver of Claims**; know the contents thereof; and that the statements therein contained are true.

David B. Hoyt
David Hoyt

Subscribed and sworn to before me this 12th day of October, 2022.

Brittani Dewey
Notary Public

My Commission Expires: 10-13-2023





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT C



IN THE DISTRICT COURT IN OF THE FOURTH JUDICIAL
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DENNIS ZOWADA,

Plaintiff,

vs.

The current named and last known Trustee to The
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dated October 16, 2004, Chris Legler, David Hoyt,
John Hoyt and JOHN DOES 1-5 and JANE DOES 1-
5 as all other unknown heirs at law or devisees of all
persons above-named as Defendants, who are, or may
be deceased, and any and all persons, corporations or
other entities which claim or which may allege a claim
to any interest in the real property which is the subject-
matter of this litigation,

Defendants.

Civil No. CV-2022-297

No. _____
District Court Sheridan County Wyoming

OCT 21 2022

Rene Botten

Clerk

/s/ Amy Frederick Deputy

CONFESSION OF JUDGMENT AND WAIVER OF CLAIMS

Pursuant to W.S. § 1-16-201 (LexisNexis 2022), the undersigned Defendant, Christine Legler, individually and as Co-Trustee of the Defendant, Floyd Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014 (the "Trust"), hereby confesses Judgment in favor of the Plaintiff, Dennis Zowada, and hereby knowingly and voluntarily waives any and all claims she, her successors or assigns, the Trust, and any beneficiaries to the Trust may currently have or may have had to the following described real property located in Sheridan County, Wyoming:



A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore; Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Commencing at the southwest corner of said Lot 3; thence North, 61.0 feet; thence North, 10.96 feet to the northwesterly corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160 and the true point of beginning; thence along the westerly line of said Lot 3 North, 29.46 feet; thence leave said westerly line East, 96.81 feet to a point on the boundary of that tract of land as described in Sheridan County Book 402 of Deeds at Page 557; thence along said boundary S 39°30'58"W, 11.74 feet; thence continuing along said boundary S 23°07'24"W, 27.49 feet; thence continuing along said boundary S 86°14'00"W, 13.30 feet to the southeast corner of that tract of land as described in Sheridan County Book 369 of Deeds at Page 160; thence along the boundary of this tract N 5°54'20"E, 16.39 feet; then continuing along said boundary N 86°40'14"W, 34.03 feet; thence continuing along said boundary S 0°01'40"W, 11.1 feet; then continuing along said boundary S 87°31'19"W, 33.01 feet to the (true) point of beginning.

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That portion of Lots 3 and 4 of Block 3 of the Town of Lodore, Sheridan County, Wyoming, described as follows: Commencing at the Southeast corner of said Lot 4, running thence northerly along the East line of said Lot 100 feet to a point; thence southwesterly to a point on the west line of said Lot 3 which is 61 feet north of the Southwest corner of said Lot 3; thence south to the Southwest corner of said Lot 3, and thence Easterly to the point of beginning.

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A tract of land situated in Lots 3 and 4, Block 3 of the Town of Lodore Subdivision, Sheridan County, Wyoming, being more particularly described as follows: Beginning at a point which bears North a distance of 61.0 feet from the Southwest corner of said Lot 3, Block 3, Town of Lodore; thence North for a distance of 10.96 feet; thence North 87°31'19" East for a distance of 33.01 feet; thence North 0°01'40" East for a distance of 11.1 feet; thence South 86°40'14" East for a distance of 34.03 feet; thence South 5°46'03" West for a distance of 16.38 feet; thence South 85°16'18" West for a distance of 65.52 feet to the point of beginning.



TOGETHER WITH all improvements and fixtures situate thereon and all appurtenances thereunto appertaining or belonging.

(the "Real Property").

THE FACTS AND EVENTS that led up to this Confession of Judgment and Waiver of Any Claims, by Defendants are as follows:

1. Defendant, Christine Legler, individually, is the daughter of the late Judith D. Hoyt, former owner of the Real Property described herein and in the Verified Complaint filed in the above-captioned matter.
2. On or about September 15, 2014, the Defendant, Trust, was amended to appoint Defendants, David A. Hoyt, John R. Hoyt, and Christine E. Legler as a Co-Trustees of the Trust.
3. On or about October 31, 2014, Judith D. Hoyt transferred the Real Property, via quitclaim deed, to the Trust. That quitclaim deed is recorded at Book 550, page 460, as instrument No. 2014-716107, with the Sheridan County Clerk and Recorder.
4. Defendant, Christine Legler, individually, is a named Defendant in the above-captioned matter.
5. Defendant, Christine Legler, individually, was regularly served with the Verified Complaint, all of its attachments and a proper Summons in the above-captioned matter on September 25, 2022, and has full actual knowledge and notice of the same at this time.
6. Christine Legler, acting in his authorized capacity as a sitting Co-Trustee for the Trust, hereby acknowledges and accepts service of the Verified Complaint, all of its attachments and a proper Summons in the above-captioned matter effective September 25, 2022, and has full actual knowledge and notice of the same at this time.



7. Defendant, Christine Legler, individually, has knowingly and voluntarily chosen to not answer or otherwise respond to the Verified Complaint filed in the above-captioned matter.
8. Christine Legler, acting in his authorized capacity as sitting Co-Trustee of the Trust, has knowingly and voluntarily chosen to not answer or otherwise respond to the Verified Complaint filed in the above-captioned matter.

Defendant, Christine Legler, individually and as Co-Trustee on behalf of the Defendant, Floyd Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014, hereby knowingly and voluntarily confesses judgment in the above-captioned matter in favor of the Plaintiff, Dennis Zowada, with respect to all assertions and claims set forth in the Verified Complaint, and hereby further waives and disclaims any and all claims the Trust, the Trust beneficiaries, she or her successors or assigns may currently have or may have had to the Real Property.

DATED this 21st, day of October, 2022.

Defendant:


Christine Legler

Individually and in her capacity as Co-Trustee on behalf of the Defendant, Floyd Floyd N. Hoyt, Jr. and Judith D. Hoyt Revocable Trust dated October 16, 2004, and amended on September 15, 2014.

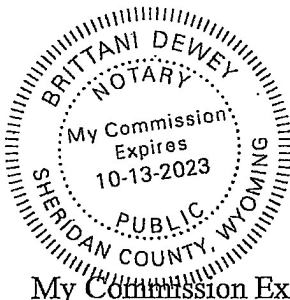


STATE OF Wyoming)
County of Sheridan) ss.
)

I, Christine Legler, being first duly sworn and upon oath do hereby state and acknowledge that I have read the above **Confession of Judgment and Waiver of Claims**; know the contents thereof; and that the statements therein contained are true.

Christine Legler
Christine Legler

Subscribed and sworn to before me this 21st day of October, 2022.



Brittani Dewey
Notary Public

My Commission Expires: 10-13-2023

NO. 2022-782870 ORDER

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WENDTLAND & WENDTLAND, LLP 2161 COFFEE AVE STE 301
SHERIDAN WY 82801