



AFFIDAVIT AFFECTING TITLE

The undersigned, pursuant to Wyoming Statutes §§ 34-11-101 and 2-18-103(n), after being first duly sworn states as follows:

1. My name is **David C. Smith**. I am over the age of majority and have personal knowledge of the matter stated herein.

2. On August 1, 2022, Frank Fauth (the "Decedent"), a/k/a Francis Joseph Fauth, Jr., executed a Transfer on Death Deed (the "Deed") covering the following described lands in Sheridan County, Wyoming:

A tract of land located in Lot 11 of Patterson Subdivision, Town of Ranchester, Sheridan County, Wyoming described as follows: Beginning at a point S. 89°39' E., on the South line of Lot 11 a distance of 11.16 feet from the Southwest corner of Lot 11, Patterson Subdivision; thence N. 19°06'30" E., a distance of 70.25 feet; thence S. 0°21' E., a distance of 75 feet to the South line of Lot 11, thence N. 69°39' W., along the South line of Lot 11, for a distance of 24.99 feet to the point of beginning.

Except, that portion of Lot 11 conveyed to Kirk A. Petty and Carole S. Petty by Warranty Deed recorded February 22, 1984 in Book 283 of Deeds, Page 110.

(the "Property")

3. The Deed was recorded on August 1, 2022, as Document 2022-780515 in the office of the County Clerk of Sheridan County, Wyoming.

4. The Decedent died on August 31, 2022. A copy of the death certificate is attached hereto and incorporated hereby.

5. At the time of the Decedent's death, title to the Property was vested in Frank Fauth, as sole owner, by an Affidavit of Survivorship recorded November 1, 2013, in Book 543 at Page 753, as Document 2013-708680, of the records of Sheridan County, Wyoming.

6. A certificate of clearance issued by the Wyoming Department of Health, which is attached hereto and incorporated hereby, certifies that all medical assistance claims have either been satisfied or do not exist.

7. The Deed names Jeffrey Fauth and Danelle Sherman, as joint tenants with rights of survivorship, as the Grantee Beneficiaries.



8. The estate of Frank Fauth in the Property described above was terminated by his death. Title is now vested in Jeffrey Fauth, whose address is 42 Joshua Rd., Stevenson, WA 98648, and Danelle Sherman, whose address is 365 Moiese Ln., Stevensville, MT 59870, as joint tenants with rights of survivorship.

Further your affiant sayeth naught.

DATED this 14th day of November, 2022.

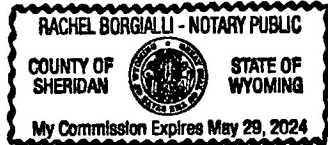


David C. Smith

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

Subscribed, sworn to and acknowledged before me by **David C. Smith**, this 14th day of November, 2022.

WITNESS my hand and official seal.





Notary Public

My commission expires: 5-29-2024

STATE OF MONTANA

CERTIFICATION OF VITAL RECORD




RAVALLI COUNTY

CERTIFICATION OF A DEATH CERTIFICATE

FILE #: 202241-007744

FULL NAME OF DECEASED: Francis Joseph Fauth, Jr. SEX: Male
DATE OF DEATH: August 31, 2022 PLACE OF DEATH: STEVENSVILLE
RACE: White
DATE OF BIRTH: [REDACTED] BIRTHPLACE: Elliott, Pennsylvania
MOTHER'S NAME: Esther Grace Scott
FATHER'S NAME: Francis Joseph Fauth, Sr.
MARITAL STATUS: Widowed
SPOUSE:
SOCIAL SECURITY NUMBER: [REDACTED] VETERAN OF ARMED FORCES: Yes
RESIDENCE: Stevensville, Montana
FUNERAL FACILITY: Whitesitt Funeral Home
PLACE OF DISPOSITION: Daly-Leach Crematory
Hamilton
METHOD OF DISPOSITION: Cremation
MANNER OF DEATH: Natural DATE FILED: September 06, 2022
CAUSE OF DEATH: ONSET:
a. Sepsis, unspecified organism Unknown
b. Septic Shock Unknown
c. Acute and Chronic Respiratory Failure Unknown
d. Congestive Heart Failure Unknown
OTHER SIGNIFICANT CONDITIONS:
Chronic Stage 2 Kidney Disease, Anemia, Aortic Valve Stenosis, Atrial Fibrillation,
Hypercholesterolemia
NAME AND ADDRESS OF CERTIFIER:
Janelle Donovan, 2419 Mullan Road, Missoula, Montana 59808

DATE ISSUED: September 09, 2022 BY: 

2022-782588 11/14/2022 3:54 PM PAGE: 3 OF 5
FEES: \$24.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



1400521

This certifies that this document is a true duplication
of the original information on file with the Department
of Public Health and Human Services.

Clerk and Recorder



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



2022-782588 11/14/2022 3:54 PM PAGE: 4 OF 5
FEES: \$24.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PARTIAL OR LIMITED CERTIFICATE OF CLEARANCE (CC)
MEDICAL ASSISTANCE CLAIM
Transfer on Death Deed
W.S. § 2-18-101 et seq.

Date: November 03, 2022

1. The undersigned is authorized by W.S. § 2-18-103(n), and other applicable law, to provide this partial or limited CC on behalf of the Wyoming Department of Health, Division of Healthcare Financing (DHCF).
2. The real property covered by this partial or limited CC is located in Ranchester, Wyoming, and is legally described as follows:

A tract of land located in Lot 11 of Patterson Subdivision, Town of Ranchester, Sheridan County, Wyoming described as follows: Beginning at a point S. 89°39' E., on the South line Subdivision; thence N. 19°06'30" E., a distance of 70.25 feet; thence S. 0°21' E., a distance of 75 feet to the South line of Lot 11, thence N. 69°39' W., along the South line of Lot 11, for a distance of 24.99 feet to the point of beginning.

Except, that portion of Lot 11 conveyed to Kirk A. Petty and Carole S. Petty by Warranty Deed recorded February 22, 1984, in Book 283 of Deeds, Page 110.

3. There is not a claim or lien that is authorized by the statutes listed in W.S. §§ 42-4-206,207 against the following decedent:

Member Name	Date Of Birth	Date of Death	Amount of Claim
Francis Fauth, Sr.	09/10/1942	08/31/2022	\$0.00

4. There is not a claim or lien that is authorized by the statutes listed in W.S. §§ 42-4-206,207 against the following predeceased spouse(s) of the decedent:

Predeceased Spouse	Date of Birth	Date of Death	Amount of Claim
Barbara Fauth	07/24/1944	02/02/2011	\$0.00



5. This CC (check only one box)

- ☒ is not subject to any conditions or restrictions, or
☐ is subject to the conditions or restrictions attached hereto.

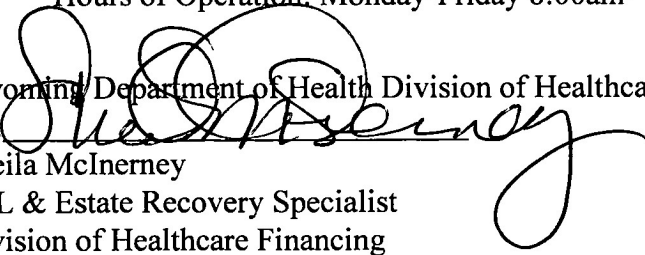
6. If a claim or lien is noted in paragraph 3 or 4, contact the following person at the DHCF, to arrange for payment and satisfaction of the claim or lien.

Name of contact person:
Rebecca Tilton

Telephone number: (800) 293-3973
Fax number: (833) 309-1386
E-mail address: wreferrals@gainwelltechnologies.com


Hours of Operation: Monday-Friday 8:00am – 5:00pm MST

Wyoming Department of Health Division of Healthcare Financing

By: 
Sheila McInerney
TPL & Estate Recovery Specialist
Division of Healthcare Financing

STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

This instrument was acknowledged before me on November 8, 2022, by Sheila McInerney, as TPL & Estate Recovery Specialist for the Wyoming Department of Health, Division of Healthcare Financing.


(Signature of Notary Public)

My commission expires: July 26, 2027
(month/day/year)

