



AFFIDAVIT OF SURVIVORSHIP

STATE OF WYOMING)
) ss.
County of Sheridan)

Erma Jean Claflin, being first duly sworn, states as follows:

1. Affiant is the surviving tenant of a tenancy by the entirety with respect to the decedent hereinafter referred to; therefore, affiant has an interest in the real estate, which is the subject matter of this Affidavit.
2. Affiant states that Gerald J. Claflin aka Gerald James Claflin died in Sheridan, Wyoming on the on the 15th day of January, 2020, the facts of said death more fully appear from the Certificate of Death, duly certified by the State Registrar of Vital Statistics. A copy of the death certificate is attached hereto as Exhibit "A" and by this reference incorporated herein.
3. Said decedent and this affiant acquired as tenants by the entirety certain real property by warranty deed from Edward F. Wattenberg and Wanda A. Wattenberg dated June 1, 1994, and recorded in the office of the County Clerk of Sheridan County, Wyoming on June 9, 1994, in Book 366 at Page 611 of the books and records in said office, which property is more particularly described as follows:
(See Exhibit "B")
4. This Affidavit is filed for the purpose of establishing the fact of the death of the said Gerald James Claflin, who was the owner with this affiant of a tenancy by the entirety in the above described property, and to make an official record of the termination of the interest of said decedent in and to said property, pursuant to the provision of W.S. 2-9-102.

Dated this 2nd day of December, 2021.


Erma Jean Claflin

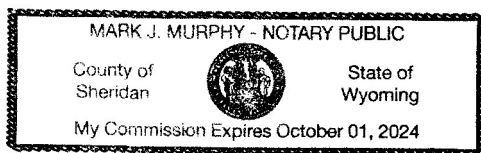


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FEES: \$24.00 PK AFFIDAVIT OF SURVIVORSHIP - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
County of Sheridan)

Subscribed and sworn to before me this 2nd day of December 2021, by Erma Jean Claflin.

WITNESS my hand and official seal.



Mark J. Murphy
Notary Public

My Commission Expires: _____

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Decedent:

Name: Gerald James Claflin
Sex: Male
Date of Birth: August 06, 1955

State File Number:

2020-000362

Social Security Number:

1-3062

Age at the Time of Death:

64 years

Date and Place of Death:

Date of Death: January 15, 2020
City of Death: Sheridan
Location: Memorial Hospital of Sheridan County 1401 West 5th Street

County of Death:

Sheridan

Additional Decedent Information:

Place of Birth: Trinidad, Colorado
Residence: Sheridan, Wyoming
Marital Status: Married - Erma Wattenberg
Armed Forces: Yes
Name of Father: John Frederick Claflin
Name of Mother: Virginia Rose Albo
Informant: Erma Claflin

Relationship:

Wife

Disposition:

Method of Disposition: Cremation
Place of Disposition: Wyo Cremation Authority, Sheridan, Wyoming

Funeral Home or Facility:

Facility: Champion Funeral Home, Sheridan, Wyoming

Cause of Death:

The immediate cause is listed on the first line followed by any underlying causes.

(a) Coronary Artery Disease

Interval:

Years

Other Significant Conditions:

Manner of Death: Natural Death

Time of Death:

21:58 (Actual)

Certifier:

Type: Physician
Name: Catherine Wilson, A.P.R.N.
Address: 1898 Fort Road, Sheridan, WY, 82801

Date Filed:

February 05, 2020



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* 001150898 *

This is a true certification of the document on file in the office of Vital Statistics
Services, Cheyenne, Wyoming.

DATE ISSUED: February 06, 2020

This copy is not valid unless prepared on paper with an engraved border.

Guy Beaudoin
Guy Beaudoin
Deputy State Registrar

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



RECORDED JUNE 9, 1994 BK 366 PG 611 NO 170668 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

EDWARD F. WATTENBERG and WANDA A. WATTENBERG, husband and wife, GRANTORS, of Hot Springs County and Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, GERALD J. CLAFLIN and ERMA J. CLAFLIN, husband and wife as tenants by the entirety, whose address is 47 Woodland Park Road, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Exhibit "A"

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

WITNESS our hands this 1 day of June, 1994.

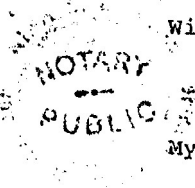
Edward F. Wattenberg
Edward F. Wattenberg

Wanda A. Wattenberg
Wanda A. Wattenberg

STATE OF WYOMING)
)ss
COUNTY OF HOT SPRINGS)

The foregoing instrument was acknowledged before me by Wanda A. Wattenberg this 26 day of May, 1994.

Witness my hand and official seal.



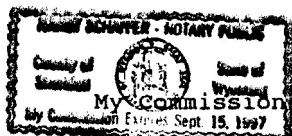
Tina A. Larson
Notary Public

My Commission Expires Oct 31, 1996

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Edward F. Wattenberg this 1 day of June, 1994.

Witness my hand and official seal.



Tina Schaffer
Notary Public
My Commission Expires Sept. 15, 1997

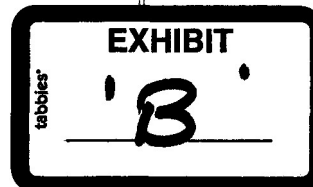




EXHIBIT "A"

A tract of land situated in the SE1/4SE1/4 of Section 10, T55N, R84W, of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at the Southwest corner of said SE1/4SE1/4; thence N88°26'36"E, 415.65 feet; thence N1°22'58"W, 453.63 feet; thence S88°26'36"W, to a point on the West line of said SE1/4SE1/4, and thence S1°22'58"E, 456.43 feet to the point of beginning.

ALSO

An undivided one-twelfth (1/12th) interest in and to the following access road, to-wit:

A tract of land located in the S1/2SE1/4 of Section 10, T55N, R84W of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point in the center of a County Road; said point being located N1°41'49"W, 457 feet from the South quarter corner of said Section 10; thence N1°41'49"W, 50.0 feet to a point in said County Road; thence N88°48'49"E, 1261.17 feet to a point on the East line of said SW1/4SE1/4; thence N88°26'36"E, 622.10 feet to a point; thence S1°22'58"E, 50.0 feet to a point; thence S88°26'36"W, 622.10 feet to a point on the East line of said SW1/4SE1/4; thence S88°40'49"W, 1260.9 feet to the point of beginning.