

**QUITCLAIM DEED TO TRUSTEE**


**ROBERT D. DUNCAN and WILLA M. DUNCAN**, husband and wife, (herein referred to as "Grantors"), whose address is 973 Airport Road, Sheridan, Wyoming 82801, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and quitclaim to **ROBERT D. DUNCAN AND WILLA M. DUNCAN, TRUSTEES OF THE ROBERT AND WILLA DUNCAN TRUST UNDER AGREEMENT DATED JUNE 19, 1997**, whose address is 973 Airport Road, Sheridan, Wyoming 82801, all of Grantors' interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

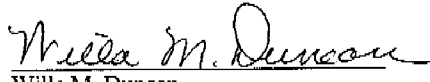
A tract of land situated in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 34, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point on the South line of said Section, 415 feet East of the Southwest corner of said Section, thence North 281.71 feet, thence East 85 feet, thence South 281.71 feet and thence West 85 feet to the point of beginning.

TOGETHER WITH all improvements located thereon or appertaining thereunto.

Dated this 19<sup>th</sup> day of June, 1997.

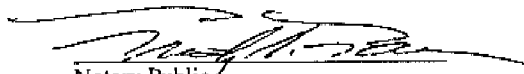
  
Robert D. Duncan

  
Willa M. Duncan

STATE OF WYOMING           )  
                                      : ss.  
County of Sheridan         )

The above and foregoing Quitclaim Deed was subscribed, sworn to and acknowledged before me this 19<sup>th</sup> day of June, 1997, by Robert D. Duncan and Willa M. Duncan.

WITNESS my hand and official seal.

  
Notary Public

My Commission expires: March 7, 2001

**QUITCLAIM DEED TO TRUSTEES**

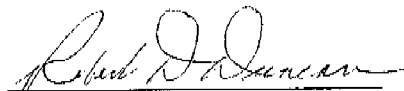
**ROBERT D. DUNCAN and WILLA M. DUNCAN**, husband and wife,  
(herein referred to as "Grantors"), whose address is 973 Airport Road, Sheridan,  
Wyoming 82801, for good and valuable consideration, the receipt and sufficiency of which  
is hereby acknowledged, hereby convey and quitclaim to **ROBERT D. DUNCAN  
AND WILLA M. DUNCAN, TRUSTEES OF THE ROBERT AND WILLA  
DUNCAN TRUST UNDER AGREEMENT DATED JUNE 19, 1997**, whose  
address is 973 Airport Road, Sheridan, Wyoming 82801, all of Grantors' interest in the  
following-described real estate which is situate in Sheridan County, Wyoming, to-wit:


A tract of land situated in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 34, Township 56  
North, Range 84 West of the 6th P.M., Sheridan County, Wyoming,  
described as follows:

Commencing at a point on the South line of said Section, 300 feet East of  
the Southwest corner of said Section, thence North 281.71 feet, thence East  
85 feet, thence South 281.71 feet and thence West 85 feet to the point of  
beginning.

TOGETHER WITH all improvements located thereon or appertaining  
thereunto.

Dated this 19<sup>th</sup> day of June, 1997.

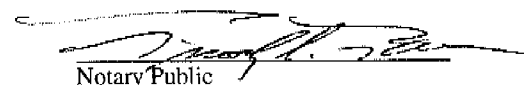
  
Robert D. Duncan

  
Willa M. Duncan

STATE OF WYOMING       )  
                                  : ss.  
County of Sheridan       )

The above and foregoing Quitclaim Deed was subscribed, sworn to and  
acknowledged before me this 19<sup>th</sup> day of June, 1997, by Robert D.  
Duncan and Willa M. Duncan.

WITNESS my hand and official seal.

  
Notary Public

My Commission expires: March 17, 2001

**AFFIDAVIT OF SUCCESSION OF TRUSTEE**

STATE OF WYOMING       )  
                                      : ss.  
County of Sheridan       )

WILLA M. DUNCAN after being duly sworn upon oath, does depose and say:

1. Affiant is a Grantor and Trustee of the Robert and Willa Trust dated June 19, 1997 (the "Trust"). A Memorandum of said Trust was recorded in the office of the Sheridan County Clerk and Recorder on November 30, 2021 Document #2021-774530.

2. Affiant is the surviving sole Trustee of said Trust.

3. Under the terms of the Trust which are set forth in paragraph VII. of the Memorandum of Trust referred to above, Willa M. Duncan, as the surviving Grantor, shall act as the sole Trustee of the Trust upon the death, resignation or incompetence of the other Grantor, Robert D. Duncan.

4. Robert D. Duncan died on October 23, 2021. A certified copy of his death certificate is attached hereto.

5. Willa M. Duncan hereby agrees to act as sole Trustee.

6. The Trust is the owner of certain real property located in Sheridan County, Wyoming, which is more particularly described as follows:

973 Airport Road, Sheridan, Wyoming

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 56 North, Range 84 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point on the South line of said Section, 415 feet East of the Southwest corner of said Section, thence North 281.71 feet, thence East 85 feet, thence South 281.71 feet and thence West 85 feet to the point of beginning.

AND

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 56 North, Range 84 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point 500 feet East of the Southwest corner of said Section, thence North 281.71 feet, thence West 170 feet, thence North, 378.29 feet, more or less, to a point on the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ , thence East along the North line of said



SW $\frac{1}{4}$ SW $\frac{1}{4}$ , 180 feet to a point, thence South 660 feet, more or less, to a point on the South line of said Section, and thence West 10 feet to the point of beginning.

AND

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point on the South line of said Section, 300 feet East of the Southwest corner of said Section, thence North 281.71 feet, thence East 85 feet, thence South 281.71 feet and thence West 85 feet to the point of beginning.

7. Due to the death of Robert D. Duncan, Affiant Willa M. Duncan is now the sole Trustee and has the authority to transact all business on behalf of the Trust including selling, encumbering, or otherwise dealing with the above-described real property and all personal property owned by the Trust.

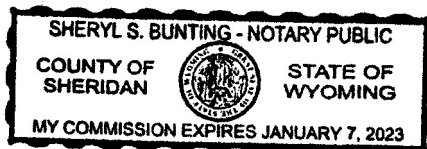
Dated this 6 day of December, 2021.

Willa M. Duncan  
WILLA M. DUNCAN, sole Trustee

STATE OF WYOMING )  
: ss.  
County of Sheridan )

The above and foregoing *Affidavit of Succession of Trustee* was subscribed, sworn to and acknowledged before me this 6<sup>th</sup> day of December, 2021, by Willa M. Duncan as sole Trustee of the Robert and Willa Duncan Trust Dated June 19, 1997.

WITNESS my hand and official seal.



My Commission expires: 1/7/2023

Sheryl S. Bunting  
Notarial Officer



## DEPARTMENT OF HEALTH

## CERTIFICATE OF DEATH

## Decedent:

Name: Robert Dean Duncan  
Sex: Male  
Date of Birth: April 07, 1937

State File Number: 2021-004550

Social Security Number: 520-36-6475  
Age at the Time of Death: 84 years

## Date and Place of Death:

Date of Death: October 23, 2021  
City of Death: Sheridan  
Location: Westview Health Care Center 1990 W Loucks St

County of Death: Sheridan

## Additional Decedent Information:

Place of Birth: Sheridan, Wyoming  
Residence: Sheridan, Wyoming  
Marital Status: Married - Willa Virginia Miller  
Armed Forces: No  
Name of Father: Elwood Delos Duncan  
Name of Mother: Gretchen Hendricks Johnson  
Informant: Willa Virginia Duncan

2021-774680 12/6/2021 4:03 PM PAGE: 3 OF 3  
FEES: \$18.00 PK AFFIDAVIT OF TRUSTEE - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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.

Interval:

- (a) Cerebrovascular Accident  
(b) Peripheral Vascular Disease

Other Significant  
Conditions:

Manner of Death: Natural Death Time of Death: 23:27 (Actual)

## Certifier:

Type: Physician  
Name: Laura Ferries, M.D.  
Address: 1333 West 5th Street, S 112, Sheridan, WY, 82801  
Date Filed: October 27, 2021

NO. 2021-774680 AFFIDAVIT OF TRUSTEE - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
KERNES AND BUNTING LLC 200 W LOUCKS  
P O BOX 6669 SHERIDAN WY 82801



\* 001267365 \*

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

DATE ISSUED: October 28, 2021

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

Guy Beaudoin  
Deputy State Registrar

**AFFIDAVIT OF SUCCESSION OF TRUSTEES**

STATE OF WYOMING       )  
                                      : ss.  
County of Sheridan       )

WILLA M. DUNCAN and DAVID D. DUNCAN, after being duly sworn upon oath, do depose and say:

1. Affiant WILLA M. DUNCAN is the surviving Grantor of the ROBERT AND WILLA TRUST DATED JUNE 19, 1997, as amended (the "Trust"). A Memorandum of said Trust was recorded in the office of the Sheridan County Clerk and Recorder on November 30, 2021 Document #2021-774530.

2. Under the terms of the Trust which are set forth in paragraph I. of the Memorandum of Trust referred to above, WILLA M. DUNCAN, as the surviving Grantor, has the power to amend or revoke the Trust without the consent of any other person.

3. On February 25, 2022, WILLIA M. DUNCAN executed that certain First Amendment to the Trust, which Amendment provided that upon the death of the first Grantor to die, the surviving Grantor and DAVID D. DUNCAN shall serve as the Successor Co-Trustees of the Trust.

4. Grantor Robert D. Duncan died on October 23, 2021. A certified copy of his death certificate was attached to an Affidavit of Succession of Trustee recorded in the office of the Sheridan County Clerk and Recorder on December 6, 2021, Document #2021-774680.

5. WILLA M. DUNCAN and DAVID D. DUNCAN hereby agree to act as the Successor Co-Trustees of the Trust.

6. The Trust is the owner of certain real property located in Sheridan County, Wyoming, which is more particularly described as follows:

973 Airport Road, Sheridan, Wyoming

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 56 North, Range 84 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point on the South line of said Section, 415 feet East of the Southwest corner of said Section, thence North 281.71 feet, thence East 85 feet, thence South 281.71 feet and thence West 85 feet to the point of beginning.

AND

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34, Township 56 North, Range 84 West of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

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Commencing at a point on the South line of said Section, 300 feet East of the Southwest corner of said Section, thence North 281.71 feet, thence East 85 feet, thence South 281.71 feet and thence West 85 feet to the point of beginning.

7. Affiants are now the Successor Co-Trustees and have the authority to transact all business on behalf of the Trust including selling, encumbering, or otherwise dealing with the above-described real property and all personal property owned by the Trust.

Dated this 25 day of February, 2022.

Willa M. Duncan  
WILLA M. DUNCAN, Successor Co-Trustee

David D. Duncan  
DAVID D. DUNCAN, Successor Co-Trustee

STATE OF WYOMING )  
 : ss.  
County of Sheridan )

The above and foregoing *Affidavit of Succession of Trustees* was subscribed, sworn to and acknowledged before me this 25 day of February, 2022, by WILLA M. DUNCAN as Successor Co-Trustee of the ROBERT AND WILLA DUNCAN TRUST DATED JUNE 19, 1997, as amended.

WITNESS my hand and official seal.



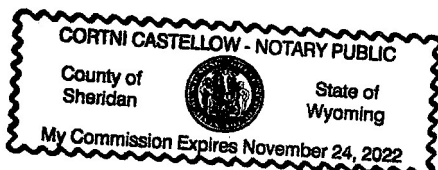
My Commission expires: 11-24-2022

  
Notarial Officer


STATE OF WYOMING )  
 : ss.  
County of Sheridan )

The above and foregoing *Affidavit of Succession of Trustees* was subscribed, sworn to and acknowledged before me this 25<sup>th</sup> day of February, 2022, by DAVID D. DUNCAN as Successor Co-Trustee of the ROBERT AND WILLA DUNCAN TRUST DATED JUNE 19, 1997, as amended.

WITNESS my hand and official seal.



My Commission expires: 11-24-2022

  
Notarial Officer