

TRANSFER ON DEATH AFFIDAVIT

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

I, Sandra Ottema ("Affiant"), of lawful age, being first duly sworn upon oath, depose and state as follows:

1. Affiant is the daughter of Vernon D. Ottema and Mary M. Ottema, and a duly appointed Trustee of the Vernon and Mary Ottema Living Trust dated June 6, 2017, therefore Affiant has knowledge of the facts and is competent to testify in open court concerning the subject matter hereof.

2. Vernon D. Ottema and Mary M. Ottema, husband and wife, as Grantors, executed that certain *Transfer on Death Deed* (the "TOD Deed") dated June 19, 2017 conveying to Vernon D. Ottema and Mary M. Ottema, Trustees of the Vernon and Mary Ottema Living Trust dated June 6, 2017, as Grantee Beneficiary, subject to its terms, the following real property located in Sheridan County, Wyoming:

The North 33 feet of Lot 10 and the South 25 feet of Lot 11, Block 6, Dana Addition to the City of Sheridan, Sheridan County, Wyoming.

3. The TOD Deed was recorded on June 23, 2017 as Document Number 2017-735560 at Book 567, Page 405 in the records of the Sheridan County Clerk, Sheridan County, Wyoming.

4. The terms of the TOD Deed provide that it is "effective upon the death of both Grantors[.]"

5. Vernon D. Ottema died on January 5, 2018, which fact of death is corroborated by the Certificate of Death, duly certified by the State Register of Vital Statistics, which certificate is attached hereto and by this reference made a part of this Affidavit as **Exhibit A**.

6. Mary M. Ottema died on March 11, 2023, which fact of death is corroborated by the Certificate of Death, duly certified by the State Register of Vital Statistics, which certificate is attached hereto and by this reference made a part of this Affidavit as **Exhibit B**.

7. All medical assistance claims against Vernon D. Ottema and Mary M. Ottema have either been satisfied or do not exist, which fact is corroborated by the Partial or Limited Certificate of Clearance (CC), Medical Assistance Claim, Transfer on Death Deed, issued by the Wyoming Department of Health, which certificate is attached hereto and by this reference made a part of this Affidavit as **Exhibit C**.

8. That by reason of the death of Vernon D. Ottema and Mary M. Ottema, the TOD Deed became effective on March 11, 2023 upon the death of the last of them, Mary M. Ottema, to



pass away, vesting title of the aforementioned real property in Vernon D. Ottema and Mary M. Ottema, Trustees of the Vernon and Mary Ottema Living Trust dated June 6, 2017.

Dated this 9 day of June, 2023.

Sandra Ottema
Sandra Ottema

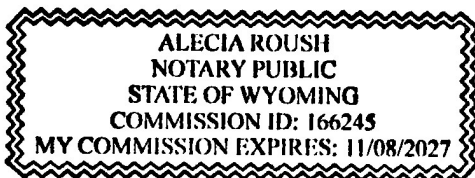
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this the 9th day of June, 2023, by Sandra Ottema.

WITNESS my hand and official seal.

Alecia Roush
Notary Public

My commission expires: 11/08/2027



CERTIFICATION OF VITAL RECORD

STATE OF WYOMING

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Decedent:
Name: Vernon Dale Ottema
Gender: Male
Date of Birth: August 30, 1929


State File Number: 2018-000063
Social Security Number: 723-01-1497
Age at the Time of Death: 88 years

Date and Place of Death:

Date of Death: January 05, 2018
County of Death: Sheridan
City of Death: Sheridan
Location: VA Medical Center Sheridan 1898 Fort Road

Additional Decedent Information:

Place of Birth: Hensler, North Dakota
Residence: Sheridan, Wyoming
Marital Status: Married - Mary Margaret Schwartz
Armed Forces: Yes
Name of Father: Jacob Andrew Ottema
Name of Mother: Lyone Marie Kirk
Informant: Mary M. Ottema


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FEES: \$27.00 PK AFFIDAVIT - 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.

- (a) Hip Fracture
(b) Dementia due to Parkinson's Disease

Interval:
3 Days
Years

Other Significant Conditions:

Manner of Death: Accident
Time of Death: 07:30 (Actual)

Injury Information:

Date Of Injury: January 02, 2018 (Actual)
Time Of Injury: 18:10 (Actual)
Injury At Work? No
Location: 1851 Big Horn Avenue, Sheridan, Wyoming
Description: Deceased fell in his room at nursing home, fracturing hip.

Certifier:

Type: Coroner
Name: Kerrie Kimmel, Deputy Coroner
Address: 689 Meridian St, Sheridan, Wyoming, 82801

Date Filed: January 12, 2018

EXHIBIT

tabbies

A

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

DATE ISSUED: Tuesday, January 16, 2018

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

1016522


Guy Beaudoin
Deputy State Registrar



STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Decedent:
Name: Mary Margaret Ottema
Sex: Female
Date of Birth: November 12, 1934
Date and Place of Death:
Date of Death: March 11, 2023
City of Death: Sheridan
Location: Memorial Hospital of Sheridan County 1401 West 5th Street
State File Number: 2023-000981
Social Security Number: 502-32-6449
Age at the Time of Death: 88 years
County of Death: Sheridan
Additional Decedent Information:
Place of Birth: Solen, North Dakota
Residence: Sheridan, Wyoming
Marital Status: Widowed
Armed Forces: No
Name of Father: Ferdinand Schwartz
Name of Mother: Barbara Mildenerburger
Informant: Sandra Ottema
Relationship: Daughter
Disposition:
Method of Disposition: Cremation
Place of Disposition: Sheridan - Johnson County Cremation Services, Buffalo, Wyoming
Funeral Home or Facility:
Facility: Sheridan Funeral Home and Cremations, Sheridan, Wyoming
Cause of Death:
The immediate cause is listed on the first line followed by any underlying causes.
(a) Cerebrovascular Accident
Interval: 5 Days
Other Significant Conditions:
Manner of Death: Natural Death
Time of Death: 07:45 (Actual)

Certifier:
Type: Physician
Name: Derek Gilbert, MD
Address: 1401 West 5th Street, Sheridan, WY, 82801
Date Filed: March 17, 2023

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FEES: \$27.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



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

DATE ISSUED: March 20, 2023

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

Guy Beaudoin
Guy Beaudoin
Deputy State Registrar

EXHIBIT

B

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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

Date: May 10, 2023

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 Sheridan County, Wyoming, and is legally described as follows:

The North 33 feet of Lot 10 and the South 25 feet of Lot 11, Block 6, Dana Addition to the City of Sheridan, Sheridan County, Wyoming.

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
Vernon Ottema	08/30/1929	01/05/2018	\$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:

Surviving Spouse	Date of Birth	Date of Death	Amount of Claim
Mary M. Ottema	11/12/1934	03/11/2023	\$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



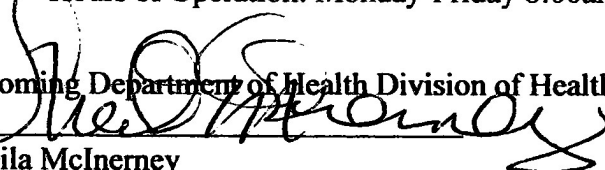
DHCF, to arrange for payment and satisfaction of the claim or lien.

Name of contact person:
Tamara Turner

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

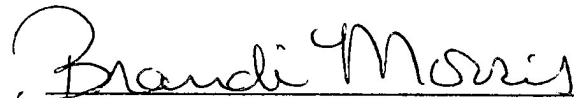
Wyoming Department of Health Division of Healthcare Financing

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 11 May 23, 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: 1-19-2027
(month/day/year)

