

CERTIFIED

IN THE FOURTH JUDICIAL DISTRICT COURT, SHERIDAN COUNTY, WYOMING

IN THE MATTER OF THE ESTATE OF
JIM RONALD GALLIMORE, Deceased.

CIVIL CASE NO. CV-2023-52

No. _____
District Court Sheridan County Wyoming

AUG 28 2023

Rene Botten

Clerk

~~/s/~~ Jessica Salzman Deputy

DECREE FOR DISTRIBUTION OF REAL PROPERTY

THIS MATTER having come before the Court on the Verified Application for Decree of Summary Distribution of Real Property ("Application") filed by the Petitioner, Dirk Cairns-Gallimore, and the Court, after holding a hearing on August 2, 2023, finds as follows:

1. Jim Ronald Gallimore ("Decedent") died intestate in Sheridan County, Wyoming, on June 4, 2022. More than thirty (30) days have passed since the death of Decedent.
2. No application for the appointment of a personal representative is pending or has been granted in any jurisdiction, there is no appointed personal representative, and there are no other probate proceedings to administer Decedent's estate taking place in another jurisdiction.
3. The value of the Decedent's entire estate in Wyoming, subject to administration, either testate or intestate, less liens and encumbrances, does not exceed Two Hundred Thousand Dollars 0/100 Dollars (\$200,000.00), pursuant to Wyo. Stat. Ann. §§ 2-1-201(a) & 205.
4. The Decedent died owning real property located in Sheridan County, Wyoming, and described as follows:

Lots 5 and 6, Block 2 of the Town of Arvada, Sheridan County, State of Wyoming.

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be



disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Also known as: 19 Algonac St., Arvada, WY 82831

Parcel No.: 54771630600533

(hereinafter "**Property 1**"); and

Lot 8, Block 2, Arvada Second Addition to the Town of Arvada, Sheridan County, Wyoming.

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

Excepting and reserving from the above-described lands and unto the grantors herein all oil, gas, minerals, and mineral estate of every kind and nature that can be removed from the ground without jeopardy to the maintenance of safety of public use or travel upon the surface estate hereby granted and without using the surface of the lands hereby granted.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and state and county subdivision laws.

Also known as: Arvada 2nd Add., Arvada, WY 82831.

Parcel No.: 54771630201033

(hereinafter "**Property 2**").

5. The Petitioner and Deborah L. Brandt, as the surviving children and heirs, are entitled to the distribution of all real property owned by the Decedent at the time of death.

6. The Petitioner filed the Application on March 27th, 2023, in the District Court for Sheridan County, Wyoming.

7. Notice of the Application was published in The Sheridan Press as required by Wyo. Stat. Ann. § 2-1-205. The publication of and mailing of notices is evidenced by the Notice of Submission of Affidavit of Publication and Proof of Service, as well as the Amended Notice of Submission of Affidavit of Publication and Proof of Service and **Petitioner's Exhibits H-M** attached

thereto. The time for filing a response to the notice has expired.

8. Under Wyo. Stat. Ann. § 2-4-101, Petitioner and Deborah L. Brandt are entitled to distribution of the real property described above, and there are no other heirs having a right to succeed to said real property interest under probate proceedings or otherwise.

9. Under Wyo. Stat. Ann. §§ 2-4-211-212, any claims of unsecured creditors on Property 1 and Property 2 and claims by future purchasers of the real property of Decedent from Petitioner and Deborah L. Brandt shall be barred if no letters testamentary or of administration are issued by June 4, 2024, for the Decedent.

10. Property 1 and Property 2 shall pass to Petition and Deborah L. Brandt subject to any existing liens and encumbrances of record.

NOW THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED THAT:

A. The Verified Application for Decree of Summary Distribution of Real Property sworn to and signed by the Petitioner is hereby accepted and approved.

B. All Decedent's interests in Property 1 and Property 2 as of his date of death are distributed to Petitioner Dirk Cairns-Gallimore, and Deborah L. Brandt.

ORDERED this 28 day of August, 2023.

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 28 day of August, 2023
Rene BottenClerk
By [Signature]Deputy

ORIGINAL SIGNED BY: DARCI A.V. PHILLIPS

HON. DARCI A.V. PHILLIPS
DISTRICT COURT JUDGE



2023-787536 9/5/2023 11:29 AM PAGE: 4 OF 4
FEES: \$21.00 PK DECREE OF DISTRIBUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PREPARED AND APPROVED AS TO FORM BY:

Dated: August 15, 2023.

G. Nolan Thomas WSB #8-6624
THOMAS & THOMAS LLC
316 S. Gillette Ave., Suite 200
Gillette, WY 82716
(307) 257-5298
nolan@tntlaw.org

Distribution: THOMAS & THOMAS LLC (via CDC Box); Halliday, Watkins & Man P.C. (attorneys for Freedom Mortgage) (via U.S. mail to 376 East 400 South, Suite 300, Salt Lake City, UT 84111); Citigroup, Inc. (via U.S. mail to PO Box 50485, Indianapolis, IN 46250-0485); Deborah Brandt (via U.S. mail to 3334 Benley Ave., Eugene, OR 97405).

NO. 2023-787536 DECREE OF DISTRIBUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
THOMAS & THOMAS LLC 316 S GILLETTE AVE SUITE 200
GILLETTE WY 82716