

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

#### AFFIDAVIT OF SURVIVORSHIP

STATE OF CALIFORNIA	)
4 / 2 :	: ss
COUNTY OF CONTRA COSTA	_)

- I. Marie E. Lawrence, being first duly sworn upon our oaths depose and state as follows:
- This Affidavit is made, executed, and recorded pursuant to Wyo. Stat. § 2-9-1. 102.
- I am an adult and a resident of Contra Costa County, California, and I reside at 1932 Dolphin Pl, Discovery Bay, California 94505.
- I am the surviving mother of Jeffrey P. Kessler, who at the time of his death was a resident of Contra Costa County, California, and owned an interest in real property and improvements located in Sheridan County, Wyoming.
- I certify that Jeffrey P. Kessler died on May 27, 2023, in Contra Costa 4. County, California. Attached hereto is a copy of the official Death Certificate of Jeffrey P. Kessler, certified to by the public authority in which the original Death Certificate is a matter of record.
- On September 13, 2021, Cottage Builder, LLC, a Wyoming Limited Liability Company, as Grantor, executed and delivered a Warranty Deed to Robert A. Lawrence and Marie E. Lawrence, husband and wife, as tenants by the entirety with rights of survivorship and Jeffrey P. Kessler, a single person, together as joint tenants with rights of survivorship, as Grantees. The Warrant Deed was recorded on September 13, 2021, as Document No. 2021-772374, in the Office of the Sheridan County Clerk, Sheridan County, Wyoming, and conveyed to the Grantees the following described real estate, situated in Sheridan County, State of Wyoming:

Lot 7 Creekside Cabins at the Powder Horn, a subdivision in Sheridan County, Wyoming, as filed in Drawer C as Plat Number 94 in the Office of the Sheridan County Clerk.

TOGETHER with all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto.

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.

**2023-787194** 8/18/2023 4:25 PM PAGE: 2 OF 7 FEES: \$30.00 PK AFFIDAVIT OF SURVIVORSHIP - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

- The effect of the Warranty Deed referred to in Paragraph 5, above, was to create a joint tenancy with full right of survivorship in Robert A. Lawrence and Marie E. Lawrence, husband and wife, and Jeffrey P. Kessler, a single person.
- Upon the death of Jeffrey P. Kessler, the joint tenancy in and to the property 7. described in Paragraph 5, above, terminated, and Robert A. Lawrence and I, Marie E Lawrence, husband and wife, became the sole owners in fee simple as tenants by the entirety with rights of survivorship of the property described in Paragraph 5, above.

DATED this 154 day of August 2023.

Marie E. Lawrence

Subscribed, sworn to, and acknowledged before me on this <u>ISA</u> day of August 2023, by Marie E. Lawrence.

WITNESS my hand and official seal, on The Arrachel California
JURAT

Notary Public

My Commission Expires:



**2023-787194** 8/18/2023 4:25 PM PAGE: 3 OF 7 FEES: \$30.00 PK AFFIDAVIT OF SURVIVORSHIP - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 15th day of Anthor , 2023, by MARIE E. LAWRENCE

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CHARLES D. DEWITT
Notary Public - California
Contra Costa County
Commission # 2310261
My Comm. Expires Nov 18, 2023

(Seal)

Sianature

7. Dennin

Document: AFFIDAVIT OF SURVIVORSHIP Oned: 15th day of Angust, 2023

MARTINEZ, CALIFORNIA

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CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Contra Costa County Department of Health Services.

DATE ISSUED

06/22/2023

JB



MARTINEZ, CALIFORNIA

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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MARTINEZ, CALIFORNIA

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MARTINEZ, CALIFORNIA

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STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH, OFFICE OF VITAL RECORDS

16. OFFICE OF VITAL RECORDS OR LOCAL REGISTRAR

9. SIGNATURE OF CERTIFYING PHYSICIAN OR CORONER

1960 MUIR ROAD, 1ST FLOOR, RM 101

WAIMUN S WONG

▶CDPH-VR

12. ADDRESS-STREET and NUMBER

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FORM VS 24An (REV. 1/08)

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15. ZIP CODE

94553-4800



This is a true and exact reproduction of the document officially registered and placed on file in the office of the Contra Costa County Department of Health Services.

DATE ISSUED

DECLARATION OF

CERTIFYING PHYSICIAN OR CORONER

STATE/LOCAL REGISTRAR USE ONLY

06/22/2023



11. TYPED OR PRINTED NAME AND TITLE/DEGREE OF CERTIFIER

WAIMUN S WONG, DEPUTY CORONER

14 STATE

CA

17. DATE ACCEPTED FOR REGISTRATIO

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the County Health Officer





10. DATE SIGNED-MM/DD/CCYY

06/20/2023

MARTINEZ