



# AFFIDAVIT OF SURVIVORSHIP

STATE OF WYOMING       )  
   )  
 County of Sheridan       )       ss.

We, Michael Jackson Kuzara, of 25 Indian Paintbrush Road, Sheridan, WY 82801, Michael A. Kuzara, of 1377 Highland, Sheridan, WY 82801, Mikee Kuzara Lapeyre, of 207 Horse Creek Road, P.O. Box 1138, Dubois, WY 82513, Mathew Delaney, of 513 E. Hart, Buffalo, WY 82834, and Anthony Delaney, of 83 Bear Creek Road, Otter, MT 59062 being first duly sworn upon oath, do each depose and say:

1.

A Warranty Deed was executed on February 1, 2006, and recorded in the Sheridan County Clerk's Office on February 17, 2006, at Book 471, Page 0492, No. 532003, deeding unto Michael Jackson Kuzara and Mary Ellen Kuzara, Michael A. Kuzara, Michelle Ostler, Mikee Kuzara, James Bocek, Jennifer Bennett, Mathew Delaney (c/o George Elsom) and Anthony Delaney, as joint tenants with right of survivorship, the following described real property:

All of Lot 7 and the West 20 feet .28 inches of Lot 8, in Block 12, of the Western Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

TOGETHER with all improvements thereon and all rights and appurtenances thereto belonging or appertaining.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, existing or future oil and gas and/or other mineral leases, 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.

2.

On August 2, 2023, Mary Ellen Kuzara passed away. Appended hereto as Exhibit "A" is an original death certificate for Mary Ellen Kuzara.

3.

By reason of the death of Mary Ellen Kuzara, all of her right, title and interest in and to said above-described real property terminated and the rights of title and appurtenant possession in said properties is now vested in Michael Jackson Kuzara, Michael A. Kuzara, Michelle Ostler, Mikee Kuzara Lapeyre, James Bocek, Jennifer Bennett, Mathew Delaney and Anthony Delaney, as joint tenants with right of survivorship.



Affiants each state nothing further.

Michael Jackson Kuzara  
Michael Jackson Kuzara

STATE OF WYOMING     )  
  ) ss.  
County of Sheridan     )


The foregoing Affidavit of Survivorship was executed, subscribed and sworn to before me  
this 20<sup>th</sup> day of September, 2023, by Michael Jackson Kuzara.

BRITTANI DEWEY  
Notary Public - State of Wyoming  
Commission ID # 149948  
My Commission Expires  
October 13, 2029

Brittani Dewey  
Notary Public

My Commission expires: 10/13/2029



  
Michael A. Kuzara

STATE OF WYOMING     )  
                                  ) ss.  
County of Sheridan     )

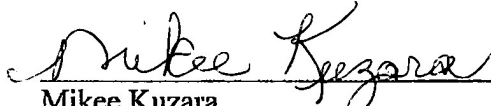
The foregoing Affidavit of Survivorship was executed, subscribed and sworn to before me  
this 2<sup>nd</sup> day of October, 2023, by Michael A. Kuzara.

  
Notary Public

My Commission expires: 10/13/2029






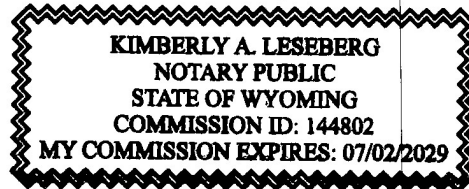
  
Mikee Kuzara

STATE OF WYOMING     )  
                                      ) ss.  
County of Fremont     )

The foregoing Affidavit of Survivorship was executed, subscribed and sworn to before me  
this 25 day of Sept, 2023, by Mikee Kuzara.

  
Notary Public

My Commission expires: 7-2-2029





Mathew Delaney

STATE OF WYOMING     )  
                                      ) ss.  
County of Johnson     )

The foregoing Affidavit of Survivorship was executed, subscribed and sworn to before me  
this 28<sup>th</sup> day of September, 2023, by Mathew Delaney.

Notary Public

My Commission expires: July 24<sup>th</sup>, 2029

JOSHUA C. WOJCIECHOWSKI  
Notary Public - State of Wyoming  
Commission ID # 168727  
My Commission Expires  
July 24, 2029



  
Anthony Delaney

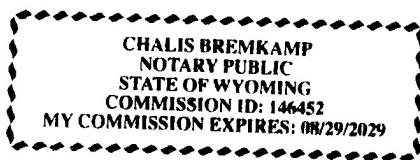
STATE OF MONTANA     )  
                                  ) ss.  
County of Powder River     )

The foregoing Affidavit of Survivorship was executed, subscribed and sworn to before me  
this 28 day of September, 2023, by Anthony Delaney.

  
Notary Public

My Commission expires:

Aug. 29, 2029





**2023-788135** 10/6/2023 12:44 PM PAGE: 7 OF 8  
FEES: \$33.00 PK AFFIDAVIT OF SURVIVORSHIP - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# EXHIBIT A

**STATE OF MONTANA**  
**CERTIFICATION OF VITAL RECORD**



**YELLOWSTONE COUNTY**

**CERTIFICATION OF A DEATH CERTIFICATE**

**FILE #: 202356-006793**

**FULL NAME OF DECEASED:** Mary Ellen Kuzara

**SEX:** Female

**DATE OF DEATH:** August 02, 2023

**PLACE OF DEATH:** BILLINGS

**RACE:** White

**DATE OF BIRTH:** June 22, 1943

**BIRTHPLACE:** Sheridan, Wyoming

**MOTHER'S NAME:** Regina May Demerle Hale

**FATHER'S NAME:** Henry Doan Kinnaman

**MARITAL STATUS:** Married

**SPOUSE:** Micheal J Kuzara

**SOCIAL SECURITY NUMBER:** 520-44-6809

**VETERAN OF ARMED FORCES:** No

**RESIDENCE:** Sheridan, Wyoming

**FUNERAL FACILITY:** Smith Funeral Chapel

**PLACE OF DISPOSITION:** Kane Funeral Home  
Sheridan, WY

**METHOD OF DISPOSITION:** Removal

**MANNER OF DEATH:** Natural

**DATE FILED:** August 16, 2023

**CAUSE OF DEATH:**

a. Complications of type I diabetes mellitus, including chronic kidney disease, with acute exacerbation

**ONSET:**  
Years

b. Arteriosclerotic cardiovascular disease

**OTHER SIGNIFICANT CONDITIONS:**

Hypertensive heart disease

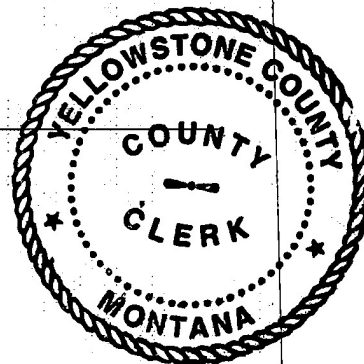
**NAME AND ADDRESS OF CERTIFIER:**

Valerie Juhl, PO Box 35020, Billings, Montana 59101

**DATE ISSUED:** September 01, 2023

**BY:**

AFF170,898 08/28/2023



**NO. 2023-788135 AFFIDAVIT OF SURVIVORSHIP**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301  
SHERIDAN WY 82801

This certifies that this document is a true duplication  
of the original information on file with the Department  
of Public Health and Human Services.

*Jeff M. T.*  
Clerk and Recorder

1496509

