

WY Sheridan County District Court
4th JD
Feb 27 2026 11:17AM
2024-CV-0000289
78571064

This order has been:
Granted

FILED

[Signature]
Judge Darci A.V. Phillips

FILED

2024-CV-0000289
02/27/2026

[Signature]
Clerk of District Court
Filed by: Brian Phillips



STATE OF WYOMING) IN THE DISTRICT COURT
) ss.
COUNTY OF SHERIDAN) FOURTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF) Probate No. 2024-CV-0000289
)
MARY JOAN KRAMER,)
)
Deceased.)

**ORDER APPROVING FINAL REPORT AND ACCOUNTING
AND FOR ORDER AND DECREE OF DISTRIBUTION**

This matter came before the Court pursuant to the filing of the Final Report and Accounting and Petition for Order and Decree of Distribution by Mark Andrew Kramer, Personal Representative of the Estate of Mary Joan Kramer, deceased.

The court, having reviewed the Final Report and Accounting and Petition for Order and Decree of Distribution, hereby finds as follows:

1. The Final Report and Accounting and Petition for Order and Decree of Distribution is properly filed in accordance with Wyo. Stat. § 2-7-204.
2. An Affidavit for Proof of Mailing of the notices required to be given pursuant to Wyo. Stat. §§ 2-7-204 and 2-7-205(b) has been properly filed with this Court.

3. No written objection to the Final Report and Accounting and Petition for Order and Decree of Distribution has been filed with this Court, and there are no remaining persons entitled to file such objections.

4. At the time of her death, Mary Joan Kramer owned the following real property situate in Sheridan County, Wyoming, described as follows:

Township 55 North, Range 84 West, 6th Principal Meridian

SECTION 5: Lot 1, Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), and the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), (Patent: June 10, 1891; 119.30 Acres) {Measured +/-119.78 Acres}

SECTION 5: Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$); **EXCEPT** a tract of land described in Warranty Deed, Document Number 2022-780727 {+/-35.11 Acres}

SECTION 4: Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$); **EXCEPT** a tract of land described in Quitclaim Deed, Book 312, Page 159 {+/-38.60 Acres}

SECTION 9: Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$); **EXCEPT** a tract of land described in Quitclaim Deed, Book 312, Page 159 {+/-39.99 Acres}

Pursuant to the power of sale granted in the Will and Wyo. Stat. § 2-7-609, on November 7, 2025, the Petitioner sold 80.05 acres of the real property described above for a purchase price of \$1,298,000.00. The 80.05 acres are more particularly described on **Exhibit A**. The proceeds of that sale are held in an account owned by the Estate at Morgan Stanley. The remaining real property held by the Estate (153.42 acres) is particularly described on **Exhibit B**.

5. The Final Report and Accounting and Petition for Order and Decree of Distribution truly represents the administration and condition of the estate and contains a distribution proposal which properly reflects the provisions of the Decedent's Last Will and Testament.

THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. The Final Report and Accounting and Petition for Order and Decree of Distribution heretofore filed in this estate by Petitioner be and the same hereby is, approved and allowed.

2. Pursuant to the Last Will and Testament of the Decedent, all of Decedent's right, title and interest in the real property described on the attached **Exhibit B**, together with the sale proceeds deposited with Morgan Stanley, Acct No. xxxx-083, is to be, and the same is hereby, distributed to Mark Andrew Kramer, Karen Lee Hansen and Carma Lynn Tobiassen, Successor Trustees of the Mary Joan Kramer Trust Declaration and Agreement dated November 20, 2003. Furthermore, any after discovered property located in the State of Wyoming is to be, and the same is distributed to Mark Andrew Kramer, Karen Lee Hansen and Carma Lynn Tobiassen, Successor Trustees of the Mary Joan Kramer Trust Declaration and Agreement dated November 20, 2003.

3. That, upon the distribution being accomplished, the Personal Representative shall report the distribution to this Court and shall petition for an Order and Decree of Final Discharge.

HEREBY ORDERED and **ISSUED** by the Honorable Darci A.V. Phillips, District Judge of the Fourth Judicial District Court, as reflected on the official signature stamp atop this order.



CERTIFIED
TO BE A FULL TRUE AND CORRECT COPY OF
THE ORIGINAL DOCUMENT ON FILE OF RECORD
03/02/2026 *Rene Botten*
Rene Botten, Sheridan County Clerk of District Court
Certified by: Brian Phillips

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03/02/2026
Rene Botten
Clerk of District Court
Sheridan County
Distributed by: Brian Phillips

Exhibit A

Legal Description of 80.05 Acres

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S89°59'49"W, 96.51 feet along the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point; thence N00°48'29"E, 30.04 feet to a point, said point lying on the north right-of-way line of Carbon Hill Road (Monumented with a 2" Aluminum Cap per PLS 19344); thence, continue N00°48'29"E, 1290.31 feet to a point, said point being the northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°33'41"E, 31.62 feet along the north line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point lying on the west right-of-way line of Upper Road (AKA County Road No. 113) (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°33'41"E, 60.29 feet along said north line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point lying on the east right-of-way line of said Upper Road (AKA County Road No. 113) (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°33'41"E, 1266.76 feet along said north line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point being the northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369); thence S01°59'10"E, 1326.52 feet along the east line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point being the northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 9 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S00°14'32"E, 1302.14 feet along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point, said point lying on the north right-of-way line of North Park Road (AKA County Road No. 1249) (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue S00°14'32"E, 33.86 feet along said east line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point, said point being the southeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369); thence S89°41'40"W, 1336.00 feet along the south line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point, said point being the southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N00°09'16"E, 1338.23 feet along the west line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract. **EXCEPTING** therefrom a tract of land described in Quitclaim Deed, Dated July 2, 1987, in Book 312 of Deeds, Page 159 as Recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming.

Said tract contains 80.05 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Exhibit B

Legal Description of 153.42 Acres

A tract of land situated in the E½E½ of Section 5, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the southeast corner of said Section 5 (Monumented with a ¾" Aluminum Cap per PLS 6812); thence S89°59'49"W, 96.51 feet along the south line of said Section 5 to the **POINT OF BEGINNING** of said tract; thence, continue S89°59'49"W, 1237.69 feet along said south line of Section 5 to a point, said point being the southwest corner of said E½E½ (Monumented with a 2" Aluminum Cap per PLS 6812); thence N02°26'54"W, 30.74 feet along the west line of said E½E½ to a point, said point being the southwest corner of a tract of land described in Document Number 2022-780727 and lying on the north right-of-way line of Carbon Hill Road (Monumented with a 2" Aluminum Cap per PLS 6812); thence S89°58'17"E, 270.22 feet along the south line of said tract described in Document Number 2022-780727 and the north right-of-way line of said Carbon Hill Road to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N02°27'07"W, 791.95 feet along the east line of said tract described in Document Number 2022-780727 to a point, said point being the northeast corner of said tract described in Document Number 2022-780727 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N83°28'54"W, 273.26 feet along the north line of said tract described in Document Number 2022-780727 to a point, said point being the northwest corner of said tract described in Document Number 2022-780727 and lying on said west line of the E½E½ (Monumented with a 2" Aluminum Cap per PLS 6812); thence N02°26'54"W, 467.90 feet along said west line of the E½E½ to a point, said point being the southwest corner of the NE¼SE¼, Section 5 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N02°26'54"W, 1321.53 feet along said west line of the E½E½ to a point, said point being the northwest corner of said NE¼SE¼ (Monumented with a ¾" Aluminum Cap per PLS 6812); thence N00°03'40"W, 2721.16 feet along said west line of the E½E½ to a point, said point being the northwest corner of said E½E½ (Monumented with a ¾" Aluminum Cap per PLS 6812); thence N89°14'15"E, 1271.93 feet along the north line of said E½E½, Section 5 to a point, said point being the northeast corner of said Section 5 (Monumented with a ¾" Brass Cap per PLS 529); thence S00°28'09"E, 2738.32 feet along the east line of said Section 5 to a point, said point being the northeast corner of said NE¼SE¼, Section 5 (Monumented with a ¾" Brass Cap per PLS 529); thence S03°22'35"E, 1322.50 feet along said east line of Section 5 to a point, said point being the southeast corner of said NE¼SE¼, Section 5 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°48'29"W, 1290.31 feet to a point, said point lying on said north right-of-way line of Carbon Hill Road (Monumented with a 2" Aluminum Cap per PLS 19344); thence, continue S00°48'29"W, 30.04' to the **POINT OF BEGINNING** of said tract.

Said tract contains 153.42 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.