

QUITCLAIM DEED

FOR VALUE RECEIVED, **Geraldine P. Nowakowski-Mendoza-McCallister**, a married person dealing in her sole and separate property "Grantor," whose address is P.O. Box 572, Big Horn, Sheridan County, Wyoming, 82833, hereby quitclaims unto **Geraldine P. McCallister, a/k/a Geraldine P. Nowakowski-Mendoza-McCallister, Trustee, in trust for The Geraldine P. McCallister Revocable Trust**, by trust agreement dated July 25, 2023, "Grantee," whose address is P.O. Box 572, Big Horn, Wyoming 82833, all of Grantor's right, title and interest in the following described real estate and improvements, situated in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming. to-wit:

See "Exhibit A" attached hereto

DATED this 25th day of July, 2023.

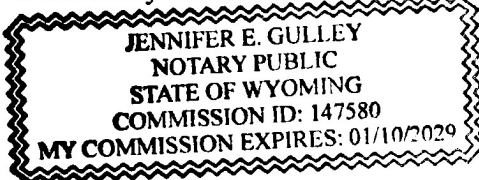
GRANTOR:

Geraldine P. Nowakowski-Mendoza-McCallister
Geraldine P. Nowakowski-Mendoza-McCallister

STATE OF WYOMING)
 : S.S.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me, a notary public for the State of Wyoming, on the 25th day of July, 2023, by **Geraldine P. Nowakowski-Mendoza-McCallister**.

Witness my hand and official seal



Jennifer E. Gulley
Notary Public

My commission expires: 1/10/29

A parcel of land lying in the SW ¼ NE ¼ of Section 7, Township 54 North, Range 84 West, of the 6th Principal Meridian, Sheridan County, Wyoming; said parcel being more particularly described as follows:

Commencing at the east quarter corner of said Section 7; thence N49°34'07"W, 2113.29 feet to the POINT OF BEGINNING of the herein described parcel, said point being the northeast corner of a tract of land described in Book 301 of Deeds, Page 312; thence S00°27'07"W, 1085.58 feet along the east line of said tract to a point; thence N89°05'17"W, 655.42 feet to a point; thence N00°32'11"E, 427.49 feet to a point on the centerline of an existing road bed; thence N43°51'40"E, 58.68 feet along said centerline to a point; thence N72°57'56"E, 62.50 feet along said centerline to a point; thence N81°14'15"E, 219.64 feet along said centerline to a point; thence N55°19'40"E, 69.75 feet along said centerline to a point; thence N28°33'17"E, 325.97 feet along said centerline to a point; thence N13°39'53"E, 42.82 feet along said centerline to a point; thence N05°21'59"W, 190.48 feet along said centerline to a point on the north line of said tract of land described in Book 301 of Deeds, Page 312, thence S88°27'48"E, 136.99 feet along said north line to the POINT OF BEGINNING.





AFFIDAVIT AND NOTICE OF TRUSTEE SUCCESSIONSHIP

STATE OF WYOMING)
 : S.S.
COUNTY OF SHERIDAN)

Teresa E. Nowakowski, presently of Salt Lake City, Utah, gives notice that she has succeeded to the position of trustee of **The Geraldine P. McCallister Revocable Trust**, according to **The Geraldine P. McCallister Revocable Trust Agreement, dated July 25, 2023** ("Revocable Trust") and is now exercising all trustee powers, authorities and duties granted by or incidental to the said Trust Agreement, including, without limitation, those pertaining to the ownership, control and sale or other disposition of the following-described real and personal property in Sheridan County, Wyoming, to-wit:

Real Property

All interest in the following-described real property and improvements located in Sheridan County, Wyoming, according to a Quitclaim Deed from **Geraldine P. Nowakowski-Mendoza-McCallister, a married person dealing in her sole and separate property** "Grantor," unto **Geraldine P. McCallister, a/k/a Geraldine P. Nowakowski-Mendoza-McCallister, Trustee, in trust for The Geraldine P. McCallister Revocable Trust, by trust agreement dated July 25, 2023, "Grantee,"** dated July 25, 2023, and recorded in the office of the County Clerk and Recorder for Sheridan County, Wyoming, on July 26, 2023, as Document No. 2023-786800, to-wit:

See "Exhibit A" attached hereto

Bank Account

First Federal Bank & Trust Checking Account, Account Number x1412

Titled Vehicle

1973 homemade horse trailer, Title Number 03-0487485

The successor trustee is serving as trustee of the subject Revocable Trust and its assets according to the following circumstances:

1. The initial trustor of the aforesaid Revocable Trust, **Geraldine P. McCallister, a/k/a Geraldine P. Nowakowski-Mendoza-McCallister**, died of natural causes in Yellowstone County, Montana on February 17, 2024, according to the Certificate of Death for the State of Montana Department of Health, a certified copy of which is attached hereto and made a part hereof as Exhibit "B."

2. Article III of the subject Trust Agreement designates **Teresa E. Nowakowski**, presently of Salt Lake City, Utah, as the successor Trustee of the Trust created by this Trust Agreement and provides as follows:

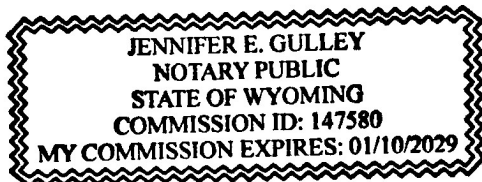
In the event of the death or "incapacity" of the initial Trustee, the successor Trustee hereinafter named shall assume active responsibility as Trustee, without further appointment.

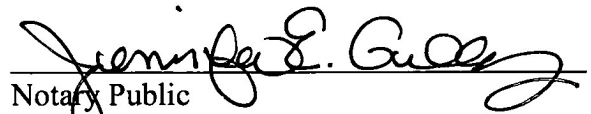
WHEREFORE, the undersigned **Teresa E. Nowakowski** gives notice that she is now serving as the trustee of **The Geraldine P. McCallister Revocable Trust**, according to **The Geraldine P. McCallister Revocable Trust Agreement, dated July 25, 2023**, with full powers and authorities.

DATED this 3 day of April, 2024.


Teresa E. Nowakowski

The foregoing instrument was acknowledged before me, a notary public for the State of Wyoming, on the 3 day of April, 2024, by Teresa E. Nowakowski.




Notary Public
My commission expires:



A parcel of land lying in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 54 North, Range 84 West, of the 6th Principal Meridian, Sheridan County, Wyoming; said parcel being more particularly described as follows:

Commencing at the east quarter corner of said Section 7; thence N49°34'07"W, 2113.29 feet to the POINT OF BEGINNING of the herein described parcel, said point being the northeast corner of a tract of land described in Book 301 of Deeds, Page 312; thence S00°27'07"W, 1085.58 feet along the east line of said tract to a point; thence N89°05'17"W, 655.42 feet to a point; thence N00°32'11"E, 427.49 feet to a point on the centerline of an existing road bed; thence N43°51'40"E, 58.68 feet along said centerline to a point; thence N72°57'56"E, 62.50 feet along said centerline to a point; thence N81°14'15"E, 219.64 feet along said centerline to a point; thence N55°19'40"E, 69.75 feet along said centerline to a point; thence N28°33'17"E, 325.97 feet along said centerline to a point; thence N13°39'53"E, 42.82 feet along said centerline to a point on the north line of said tract of land described in Book 301 of Deeds, Page 312, thence S88°27'48"E, 136.99 feet along said north line to the POINT OF BEGINNING.



STATE OF MONTANA

CERTIFICATION OF VITAL RECORD



YELLOWSTONE COUNTY

CERTIFICATION OF A DEATH CERTIFICATE

FILE #: 202456-001997

FULL NAME OF DECEASED: Geraldine Patricia McCallister

SEX: Female

DATE OF DEATH: February 17, 2024

PLACE OF DEATH: BILLINGS

RACE: White

DATE OF BIRTH: March 17, 1958

BIRTHPLACE: Chicago, Illinois

MOTHER'S NAME: Elizabeth Eubanks

FATHER'S NAME: Leonard Niedzielski

MARITAL STATUS: Married

SPOUSE: Donald McCallister

SOCIAL SECURITY NUMBER: [REDACTED]

VETERAN OF ARMED FORCES: No

RESIDENCE: Big Horn, Wyoming

FUNERAL FACILITY: Smith Funeral Chapel

PLACE OF DISPOSITION: Sheridan Funeral Home
Sheridan, WY

METHOD OF DISPOSITION: Removal

MANNER OF DEATH: Natural

CAUSE OF DEATH:

a. SEPTIC SHOCK

b. PERFORATED SIGMOID DIVERTICULITIS

2024-791164 4/3/2024 11:26 AM PAGE: 4 OF 4
FEES: \$21.00 PK AFFIDAVIT OF TRUSTEE - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

DATE FILED: March 05, 2024

ONSET:
DAYS

DAYS

OTHER SIGNIFICANT CONDITIONS:

CHRONIC IMMUNOSUPPRESSION, STEROID USE, RENAL TRANSPLANT, DIALYSIS DEPENDENT, RECENT C.
DIFFICILE INFECTION

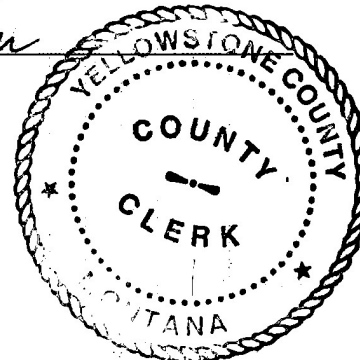
NAME AND ADDRESS OF CERTIFIER:

Michael Englehart, PO Box 37000, Billings, Montana 59107

DATE ISSUED: March 06, 2024

BY:

NO. 2024-791164 AFFIDAVIT OF TRUSTEE - LEGA

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
HEALY LAW FIRM LLC
P O BOX 605 SHERIDAN WY 82801

1546368

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

EXHIBIT

B