

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
WITHIN AND FOR THE COUNTY OF SHERIDAN, STATE OF WYOMING

RYAN SCHASTEEN,

Plaintiff,

vs.

MARA SCHASTEEN,

Defendant.

Civil Action No. 2020-156

No. _____
District Court Sheridan County Wyoming

FEB 26 2021

/s/ Rene Botten Clerk
Deputy

ORDER VESTING TITLE

THIS MATTER came before the Court on February 16, 2021, on Plaintiff's *Motion for Order to Show Cause* ("Motion"), filed on December 23, 2020. Plaintiff appeared with counsel, Darci A. V. Phillips of DAVIS & CANNON, LLP. Defendant was personally served with the Motion on January 28, 2021, but she did not respond to the allegations or appear at the hearing. The Court having reviewed the Motion and having heard argument of counsel, and being fully advised in the matter, **FINDS** as follows:

1. That the parties were granted a *Decree of Divorce* (“Decree”) on September 28, 2020, after a default judgment was entered in favor of Plaintiff on June 24, 2020;
2. That pursuant to Paragraph C the Decree, Plaintiff was awarded the marital residence located at 564 Big Goose Road, Sheridan, Wyoming;
3. That pursuant to Paragraph K of the Decree, Defendant had thirty (30) days from the date of the entry of the Decree to effectuate a conveyance of the marital home to Plaintiff;
4. That Defendant has not complied with the Paragraph K of the Decree;



IT IS HEREBY ORDERED, ADJUDGED AND DECREED that pursuant to W.R.C.P.

70, the Court enters judgment divesting title to the marital home in Plaintiff, Ryan Schasteen, a single person, to have sole ownership of the real property located at 564 Big Goose Road, Sheridan, Wyoming, to wit:

Tract 5 of Pierce Subdivision. A subdivision in Sheridan County, Wyoming, recorded September 16, 1977 in Book 1 of Plats, Page 185. Excepting that portion conveyed by Warranty Deed to the State Highway Commission of Wyoming, recorded May 22, 1990 in Book 334 of Deeds, Page 456.

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.

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that Defendant, Mara Schasteen, shall have no claim for the above described real property and said real property shall be, and is, set over to Plaintiff, free of any claim by Defendant, subject to any existing encumbrance thereon.

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that this *Order Vesting Title* shall be filed of record with the Clerk of Sheridan County.

DONE this 26 day of February 2021.

NO. 2021-768698 ORDER

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
RYAN SCHASTEEN 564 BIG GOOSE RD
SHERIDAN WY 82801

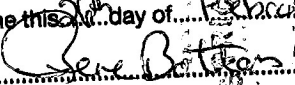

DISTRICT COURT JUDGE

Copies to:

Davis & Cannon, LLP
Mara Schasteen

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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 26 day of February 2021.

Clerk
By..... Deputy