



AFFIDAVIT AFFECTING TITLE TO REAL PROPERTY

STATE OF WYOMING)
) ss
COUNTY OF CAMPBELL)

I, ^{L. 62}BRIAN HAMILTON, pursuant to W.S. § 2-18-103 and W.S. § 34-11-101, hereby swear upon oath that the following facts are true and correct:

1. I am the Grantee Beneficiary in the *Transfer on Death Deed*, dated October 24, 2023 and recorded on December 7, 2023 as Document No. 2023-789234 in the records of the Clerk of Sheridan County, Wyoming.
2. The real property described in and subject to said Transfer on Death Deed is described on the attached Exhibit "A".
3. Said Transfer on Death Deed was executed by LEE W. HAMILTON as *Grantor* and conveyed the foregoing described real property to BRIAN L. HAMILTON, a married man dealing in his sole and separate property, of 41 Willow Street, Gillette, Wyoming 82716 and BRANDI J. MILLER, a married woman dealing in her sole and separate property, of 378 Miller Road, Telford, TN 37690, as *Grantee Beneficiaries*, which conveyance was to be effective upon the death of LEE HAMILTON.
4. LEE W. HAMILTON died on October 11, 2024. A true and certified copy of the death certificate of LEE W. HAMILTON is attached hereto as Exhibit "B". BRIAN L. HAMILTON and BRANDI J. MILLER both survived LEE W. HAMILTON.
5. The Certificate of Clearance prepared by the Wyoming Department of Health is attached hereto as "C".
6. This Affidavit Affecting Title to Real Property was prepared as proof of the death of LEE W. HAMILTON and to effectuate transfer of ownership of the foregoing described real property by operation of law to BRIAN L. HAMILTON, a married man dealing in his sole and separate property, of 41 Willow Street, Gillette, Wyoming 82716 and BRANDI J. MILLER, a married woman dealing in her sole and separate property, of 378 Miller Road, Telford, TN 37690, as tenants in common.
7. The property will transfer subject to a Mortgage with Cowboy State Bank.

DATED this 18TH day of NOVEMBER, 2024.


BRIAN L. HAMILTON

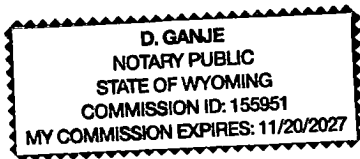


STATE OF WYOMING)
) ss
COUNTY OF CAMPBELL)

The foregoing *Affidavit Affecting Title to Real Property* was subscribed and sworn to before me by BRIAN L. HAMILTON, this 18th day of NOVEMBER, 2024.

Witness my hand and official seal.

My Commission Expires:



D. Ganje
Notary Public

EXHIBIT "A"

Parcel 1

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$, and Lot No. 3, Lot No. 1 of Block No. 16, and Lot No. 18 of Block 15, not heretofore vacated, in Walling's Addition to the Town of Dayton, Wyoming, Sheridan County, Wyoming, all in Section 32, Township 57 North, Range 86 West, of the 6th P.M., described as follows:

Beginning at the Southeast corner of Lot No. 17 of said Block No. 15, thence North 50 feet to a point, thence East 224.4 feet to a point on the West Right of Way of a County Road, thence S. 12°23' E., 120.7 feet to a point, thence S. 83°15' W., 397 feet to a point, thence North 112.9 feet to the Southwest corner of said Lot No. 17, thence East 145 feet to the point of beginning.

EXCEPT the following described tract, to-wit: Beginning at a point located on the East boundary line of Lot No. 18 of Block No. 15, not heretofore vacated in Walling's Addition to the Town of Dayton, Wyoming, Sheridan County, Wyoming, all in Section 32, Township 57 North, Range 86 West, said point being located 50 feet North of the Southeast corner of said Lot 18, thence East 63.4 feet, more or less, to a point on the West right of way of the County Road, thence S. 12°23' East, 30 feet to a point, thence West to the East boundary line of said Lot 18, thence North to the point of beginning.

Said Lots situated in NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

EXHIBIT

A



EXHIBIT "A" continued

Parcel 2

That portion of Tenth Avenue, commencing at a point being the southern extension of the west boundary line of Lot 17 in Block 15 of said addition, running thence in an easterly direction and terminating at a point on the west right-of-way of the County Road and also that certain 16 foot wide alley running in a northerly direction from said Tenth Avenue, more particularly described as follows:

Commencing at a point being the eastern extension of the south boundary line of Lot 18 in Block 15 of said addition, running thence in a northerly direction 50 feet to a point and terminating at said point, all in Walling's Addition to the Town of Dayton, Sheridan County, Wyoming.

Parcel 3

A 30 foot wide roadway, the centerline of which is described as follows:

Beginning at a point on the Westerly right-of-way line of the Wolf Creek County Road, which point is located South 15 feet and East 89.9 feet, more or less, from the Southeast corner of Lot 18, Block 15, Wallings Addition to the Town of Dayton, Wyoming; thence West 219.9 feet; thence North 65 feet, more or less, to the South property line of the tract of land in Lots 17 and 18 of Walling's Addition.

WITNESS my hand this 22nd day of November, 1988.



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FEES: \$27.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-789234 TRANSFER ON DEATH DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LUBNAU LAW OFFICE PC P O BOX 1028
GILLETTE WY 82717

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH


CERTIFICATE OF DEATH

Decedent:
Name: Lee Wayne Hamilton
Sex: Male
Date of Birth: April 18, 1951
State File Number: 2024-003947
Social Security Number: 520-58-9029
Age at the Time of Death: 73 years

Date and Place of Death:
Date of Death: October 11, 2024
City of Death: Dayton
Location: 1020 Beckton St
County of Death: Sheridan

Additional Decedent Information:

Place of Birth: Sheridan, Wyoming
Residence: Dayton, Wyoming
Marital Status: Married - Robin L Pelava
Armed Forces: No
Name of Father: Lloyd Hamilton
Name of Mother: Emma B Williams
Informant: Robin L Hamilton


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FEES: \$27.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Relationship: Wife

Disposition:

Method of Disposition: Cremation
Place of Disposition: Sheridan - Johnson County Cremation Services, Buffalo, Wyoming

Funeral Home or Facility:

Facility: Sheridan Funeral Home and Cremations, Sheridan, Wyoming

Cause of Death:

The immediate cause is listed on the first line followed by any underlying causes.

- (a) Acute Respiratory Distress
(b) Stage IV Lung Cancer

Interval:
Minutes
Years

Other Significant Conditions: Saddle Pulmonary Embolus

Manner of Death: Natural Death **Time of Death:** Approximate 05:51 ±2hrs

Certifier:

Type: Coroner
Name: Robert Byrd, Coroner
Address: 1604 North Main St, Sheridan, WY, 82801

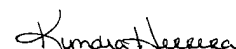
Date Filed: October 15, 2024



This is a true certification of the document on file in the office of Vital Statistics Services, Cheyenne, Wyoming.

DATE ISSUED: October 16, 2024

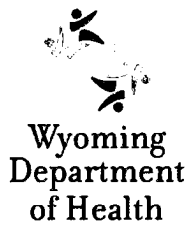
This copy is not valid unless prepared on paper with an engraved border.


Kyndra Herrera
Deputy State Registrar

EXHIBIT

B

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



11/18/2024



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FEES: \$27.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Darlene Ganje
Lubnau Law Office, PC
P.O. Box 1028
Gillette, WY 82717

Email: darlene@lubnaulaw.com

Re: Lee Wayne Hamilton
DOB: 04/18/1951
DOD: 10/11/2024
Member SSN: XXX-XX-9029

Dear Darlene,

Thank you for your inquiry concerning the aforementioned individual. Health Management Systems, Inc. (HMS) has researched the Wyoming Department of Health's files and determined that Wyoming Medicaid does not have an interest in the estate for Mr. Lee Wayne Hamilton.

If you have questions or concerns, contact our office at (800) 293-3973 or (303)837-8293 or by email at wyreferrals@gainwelltechnologies.com. Our hours of operation are Monday through Friday 8:00am – 5:00pm MST.

Sincerely,

Cruz O'Hara

Cruz O'Hara
Caseworker
Gainwell Technologies on behalf of State of Wyoming Division of Healthcare Financing

WY Estates | 333 W Hampden Ave. Suite 425. Englewood, CO 80110 | Phone: (800) 293-3973 | Email: wyreferrals@gainwelltechnologies.com

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