



AFFIDAVIT OF SURVIVORSHIP

STATE OF WYOMING)
COUNTY OF SHERIDAN)
: ss.

Steven R. Kraft and Echo A. Kraft, being first duly sworn upon their oaths, depose and state as follows:

1. We are the surviving beneficiaries of Conrad D. Bethurem, who died on November 25, 2024, in Sheridan County, Wyoming.

2. Under the date of May 28, 2021, Conrad D. Bethurem, a single person, conveyed and warranted to Steven R. Kraft and Echo A. Kraft, upon his death, a Transfer on Death Deed, which Deed was recorded on June 9, 2021, in Document No. 2021-769744, in the Office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, Wyoming, said Deed covering the following-described real estate situate in the County of Sheridan, State of Wyoming, to-wit:

PARCEL 1:

The East 60.97 feet of the South 125 feet of Lot 3 of Sunnyside Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

(physical address 825 W. Loucks Street, Sheridan, Wyoming 82801)

PARCEL 2:

That part of Tract No 41 of the Resurvey of Township 53 and 54 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming and patented as the SW¹/₄ of Section 34, described as follows:

Beginning at a point located North 1200 feet and West 1395 feet from the SE Corner of said Tract, thence West parallel to the



North line of said Tract, 545 feet to the center of the East Fork of Big Goose Creek, thence Northerly in the center of the channel of said stream 370 feet, more or less, to a point 1500 feet North of the South line of said Tract 41; thence East parallel to the North line of said Tract 325 feet, more or less, to a point which is North 300 feet from the point of beginning, thence South 300 feet to the Point of Beginning.

(Unknown physical address)

Together with all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

Subject to all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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.

3. The effect of the Transfer on Death Deed referred to in paragraph 2, above, was to create a conveyance of such parcel of real estate to Steven R. Kraft and Echo A. Kraft upon the death of Conrad D. Bethurem.

4. Attached hereto, marked Exhibit "A", and by reference made a part hereof, is a certified copy of the Official Death Certificate of Conrad D. Bethurem, certifying the fact that Conrad D. Bethurem died in Sheridan County, Wyoming, on November 25, 2024.


5. Upon the death of Conrad D. Bethurem, his estate by the entirety in and to the above-described parcel of real estate terminated and by virtue of such Steven R. Kraft and Echo A. Kraft, husband and wife, as tenants by the entirety with rights of survivorship, became the sole owners in fee simple of all interest in such parcel of real estate.


6. This Affidavit is made and filed herein pursuant to the provisions of Section



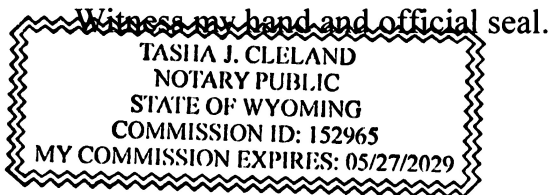
2-9-102 of the Wyoming State Statutes.

DATED this 15 day of January, 2025.


Steven R. Kraft


Echo A. Kraft

Subscribed, sworn to and acknowledged before me this 15th day of January, 2025,
by Steven R. Kraft and Echo A. Kraft.




Notary Public

My Commission expires: May 27, 2029

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Decedent:
Name: Conrad DeBarty Bethurem
Sex: Male
Date of Birth: October 14, 1931
State File Number: 2024-004654
Social Security Number: 520-30-9445
Age at the Time of Death: 93 years

Date and Place of Death:

Date of Death: November 25, 2024
City of Death: Sheridan
Location: 94 Landon Ln
County of Death: Sheridan

Additional Decedent Information:

Place of Birth: Sheridan, Wyoming
Residence: Sheridan, Wyoming
Marital Status: Never Married
Armed Forces: Yes
Name of Father: Arnold Bethurem
Name of Mother: Geneva Brundage
Informant: Echo Kraft
Relationship: Executor of Estate

Disposition:

Method of Disposition: Cremation
Place of Disposition: Wyo Cremation Authority, Sheridan, Wyoming

Funeral Home or Facility:

Facility: Kane Funeral Home, Sheridan, Wyoming

Cause of Death:

The immediate cause is listed on the first line followed by any underlying causes.
(a) Failure to Thrive

Interval:
Years

Other Significant Conditions: Severe Mesenteric Artery Stenosis, Abdominal Atherosclerosis, Hypothyroidism

Manner of Death: Natural Death
Time of Death: Approximate 07:35 ±3hrs

Certifier:

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

Date Filed: December 03, 2024



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2025-796826 AFFIDAVIT OF SURVIVORSHIP

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
STEVEN AND ECHO KRAFT
SHERIDAN WY 82801

Exhibit A



* 001509669 *

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

DATE ISSUED: December 04, 2024

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

Kyndra Herrera
Kyndra Herrera
Deputy State Registrar

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE