

**AFFIDAVIT REGARDING PROOF OF DEATH OF OWNER AND  
TRANSFER OF OWNERSHIP OF REAL PROPERTY UPON DEATH  
PURSUANT TO TRANSFER ON DEATH DEED**

I, **Albert J. Poulos**, pursuant to Wyo. Stat. Ann. § 2-18-103(n), being first duly sworn upon an oath, depose and state as follows:

1. I have personal knowledge of the facts stated in this Affidavit.

2. This Affidavit concerns the specific Transfer on Death Deed executed by Helen Grace Poulos, as Owner, on November 30, 2015, which was recorded on December 1, 2015, in Book 556, Page 782, as Document No. 2015-723625, in the Office of the Sheridan County Clerk, Sheridan, Wyoming, such Transfer on Death Deed covering the following-described real property situate in the County of Sheridan, State of Wyoming:

The South 59 feet of the North 62 feet of Block 5 of Atkinson's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, the same being a part of Lots 1 and 8 and the vacated alley by said Block 5;

AND

A parcel of land located in Block 5 of the Atkinson Addition to the Town, now City, of Sheridan, Wyoming, and in that portion of Thirteenth Street vacated, lying East of the East line of Gould Street of said Atkinson Addition, being more particularly described as follows:

Commencing at the Northwest corner of said Block 5 of said Atkinson Addition; thence South along the West line of said Block 5 of said Atkinson Addition a distance of 2.07 feet to a point, said point being the true point of beginning; thence continuing South along said West line of said Block 5 of said Atkinson Addition a distance of 0.93 feet to a point, said point being represented by an aluminum cap marked "Court Appointed Corner"; thence East a distance of 275.08 feet to a point lying on the Easterly line of said Atkinson Addition, said point being represented by an aluminum cap marked "Court Appointed Corner"; thence Northerly along said Easterly line of said Atkinson Addition a distance of 3.30 feet to a point; thence South 89°30'23" West a distance of 275.01 feet to the true point of beginning;

TOGETHER WITH all improvements thereon and all privileges, hereditaments, and appurtenances thereunto belonging to or appertaining thereto, all in their present condition;

SUBJECT TO all real estate taxes, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, 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 all building, zoning, subdivision, or other regulations of any private or governmental entity.

3. Helen Grace Poulos, the record owner of the real property described in the above-referenced Transfer on Death Deed, died on December 18, 2022. Attached hereto, marked as **Exhibit A** and by reference made a part hereof, is the Official Death Certificate of Helen Grace Poulos, certified to by Guy Beaudoin, Deputy State Registrar for the State of Wyoming, evidencing the fact that Helen Grace Poulos died in Sheridan County, Wyoming on December 18, 2022.

4. Albert Jay Poulos and Jerry E. Poulos, the Grantee Beneficiaries named in the above-referenced Transfer on Death Deed both survived Helen Grace Poulos.

5. Attached hereto, marked as **Exhibit B**, and by reference made a part hereof, is a Certificate of Clearance issued by Sheila McInerney, TPL & Estate Recovery Specialist, Wyoming Department of Health, Division of Healthcare Financing, certifying that all medical assistance claims relating to Helen Grace Poulos or her Estate have either been satisfied or do not exist.

*Affidavit Regarding Proof of Death of Owner and Transfer of Ownership of Real Property  
upon Death Pursuant to Transfer on Death Deed of Helen Grace Poulos*

6. This Affidavit is given pursuant to Wyo. Stat. Ann. § 2-18-103(n) for the purpose of establishing proof of the death of Helen Grace Poulos, the record owner of the above-described real property, and establishing that, upon the death of Helen Grace Poulos, all of her right, title, and interest in and to the above-described real property vested in and transferred by operation of law to **Albert Jay Poulos**, presently of 6400 S Santa Rosa Circle #D, Sioux Falls, South Dakota 57108, and **Jerry E. Poulos**, presently of 1673 N Gould Street, Sheridan, Wyoming 82801.

7. Upon the recording of this Affidavit, the recorded Affidavit or a certified copy thereof is prima facie evidence of the facts herein stated insofar as the facts affect title to the above-described real property.

DATED this 3<sup>rd</sup> day of May 2023.

Albert J. Poulos  
Albert J. Poulos

STATE OF SOUTH DAKOTA )  
: ss.  
COUNTY OF Minnehaha )

Subscribed, sworn to, and acknowledged before me this 3 day of May 2023, by **Albert J. Poulos**.

WITNESS my hand and official seal.

Ashley Muehl  
Notary Public

My Commission Expires: February 7, 2029



# STATE OF WYOMING

## CERTIFICATION OF VITAL RECORD

### DEPARTMENT OF HEALTH

#### CERTIFICATE OF DEATH

**Decedent:**  
**Name:** Helen Grace Poulos  
**Sex:** Female  
**Date of Birth:** March 30, 1930  
**State File Number:** 2022-005185  
**Social Security Number:** 520-32-9808  
**Age at the Time of Death:** 92 years

**Date and Place of Death:**  
**Date of Death:** December 18, 2022  
**City of Death:** Sheridan  
**Location:** Westview Health Care Center 1990 W Loucks St  
**County of Death:** Sheridan

#### Additional Decedent Information:

**Place of Birth:** Sheridan, Wyoming  
**Residence:** Sheridan, Wyoming  
**Marital Status:** Widowed  
**Armed Forces:** No  
**Name of Father:** Albert Jay Kincaid  
**Name of Mother:** Bernice Cordle  
**Informant:** Albert Poulos  
**Relationship:** Son

#### Disposition:

**Method of Disposition:** Burial  
**Place of Disposition:** Sheridan Municipal Cemetery, Sheridan, Wyoming

#### Funeral Home or Facility:

**Facility:** Champion Funeral Home, Sheridan, Wyoming

#### Cause of Death:

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

- (a) Cerebrovascular Accident  
 (b) Atherosclerosis

**Interval:**

**Other Significant Conditions:** Severe Dementia, History of COVID-19 Infection

**Manner of Death:** Natural Death  
**Time of Death:** 12:07 (Actual)

#### Certifier:

**Type:** Physician  
**Name:** Laura Ferries, M.D.  
**Address:** 1333 West 5th Street, S 112, Sheridan, WY, 82801  
**Date Filed:** December 27, 2022

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

#### Exhibit A



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

**DATE ISSUED:** December 28, 2022

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

*Guy Beaudoin*  
 Guy Beaudoin  
 Deputy State Registrar



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

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PARTIAL OR LIMITED CERTIFICATE OF CLEARANCE (CC)  
MEDICAL ASSISTANCE CLAIM  
Transfer on Death Deed  
W.S. § 2-18-101 et seq.

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Date: April 21, 2021

1. The undersigned is authorized by W.S. § 2-18-103(n), and other applicable law, to provide this partial or limited CC on behalf of the Wyoming Department of Health, Division of Healthcare Financing (DHCF).
2. The real property covered by this partial or limited CC is located in Sheridan, Wyoming, and is legally described as follows:

Please see Amendment A

3. There is not a claim or lien that is authorized by the statutes listed in W.S. §§ 42-4-206,207 against the following decedent:

Member Name	Date Of Birth	Date of Death	Amount of Claim
Helen Grace Poulos	03/30/1930	12/15/2022	\$0.00

4. There is not a claim or lien that is authorized by the statutes listed in W.S. §§ 42-4-206,207 against the following predeceased spouse(s) of the decedent:

Predeceased Spouse	Date of Birth	Date of Death	Amount of Claim
Louie Poulos	08/25/1918	02/18/2004	\$0.00

5. This CC (check only one box)

☒ is not subject to any conditions or restrictions, or  
☐ is subject to the conditions or restrictions attached hereto.

6. If a claim or lien is noted in paragraph 3 or 4, contact the following person at the



DHCF, to arrange for payment and satisfaction of the claim or lien.

Name of contact person:

Rebecca Tilton

Telephone number: (800) 293-3973

Fax number: (833) 309-1386

E-mail address: [wyreferrals@gainwelltechnologies.com](mailto:wyreferrals@gainwelltechnologies.com)

Hours of Operation: Monday-Friday 8:00am – 5:00pm MST

Wyoming Department of Health Division of Healthcare Financing

By: 

Sheila McInerney

TPL & Estate Recovery Specialist


Division of Healthcare Financing

STATE OF WYOMING )

) ss.

COUNTY OF LARAMIE )

This instrument was acknowledged before me on 27 April 2023, by Sheila McInerney, as TPL & Estate Recovery Specialist for the Wyoming Department of Health, Division of Healthcare Financing.

  
(Signature of Notary Public)

My commission expires: 1-19-2029  
(month/day/year)

BRANDI MORRIS  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 151975  
MY COMMISSION EXPIRES: 01/19/2029



**Amendment A:**

The South 59 feet of the North 62 feet of Block 5 of Atkinson's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, the same being a part of Lots 1 and 8 and the vacated alley by said Block 6.

AND

A parcel of land located in Block 5 of the Atkinson Addition to the Town, no City, of Sheridan, Wyoming, and in that portion of Thirteenth Street vacated, lying East of the East line of Gould Street of said Atkinson Addition, being more particularly described as follows:

Commencing at the Northwest corner of said Block 5 of said Atkinson addition; thence South along the West line of said Block 5 of said Atkinson Addition a distance of 2.07 feet to a point, said point being the true point of beginning; thence continuing South along said West line of said Block 5 of said Atkinson addition a distance of 0.93 feet to a point, said point being represented by an aluminum cap marked "Court Appointed Corner"; thence East a distance of 275.08 feet to a point being represented by an aluminum cap marked "Court Appointed Corner"; thence Northerly along said Easterly line of said Atkinson Addition a distance of 3.30 feet to a point; thence South 89°30'23" West a distance of 275.01 feet to the trust point of beginning.

**NO. 2023-785477 AFFIDAVIT - LEGAL**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
YONKEE & TONER P O BOX 6288  
SHERIDAN WY 82801