

AFFIDAVIT OF SURVIVORSHIP

STATE OF WYOMING)
) ss.
County of Sheridan)

COMES NOW, Carol Lou Cole, in accordance with W.S. § 34-11-101 and W.S. § 2-18-103 and being sworn upon her oath, deposes and states:

1. On the 11th day of August, 2020, a conveyance was made from Ralph Cole, a single person, to Dennis Dean Cole, Brad Franklin Cole and Carol Lou Cole, by Transfer on Death Deed dated the 11th day of August, 2020, and recorded on the 13th day of August, 2020 Instrument No. 2020-760993, in the office of the County Clerk of Sheridan County, Wyoming, effective upon the death of Ralph Cole, Grantor. The property which is subject of the said Transfer on Death Deed, situate in Sheridan County, Wyoming is described as follows:

See Exhibit A for Parcels 1 through 6

2. Ralph Cole died on July 30, 2024 and at the time of his death was a resident of Sheridan County, Wyoming. Attached is a copy of the official death certificate of decedent certified by the Vital Records Service, Division of Health and Social Services, Cheyenne, Wyoming, the public authority with which the original death certificate is of record. See Exhibit "B".

3. At the time of his death, Ralph Cole, a single person, was survived by his adult children and Grantees, Dennis Dean Cole, Brad Franklin Cole and Carol Lou Cole.

4. By reason of the death of Ralph Cole, said Dennis Dean Cole, Brad Franklin Cole and Carol Lou Cole became the sole owners of the above-described real estate interest on the 30th day of July, 2024, and all right, title and interest of said Ralph Cole is terminated.

5. Attached hereto is a certificate of clearance from the Wyoming Department of Health stating no claim for medical assistance for Ralph Cole. See Exhibit "C"

This Affidavit is made by Carol Lou Cole, an above-named Grantee of Ralph Cole pursuant to the above-described Transfer on Death Deed.

FURTHER AFFIANTS SAYETH NOT.

DATED this 8 day of November, 2024.

Carol Lou Cole
Carol Lou Cole

JURAT

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing Affidavit was subscribed and sworn to before me this 8th day of November, 2024, by Carol Lou Cole.

Witness my hand and official seal.

Jen Stine
Notary Public

My Commission Expires: 2-23-2025

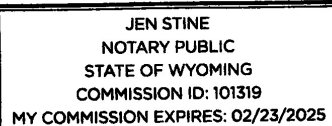




EXHIBIT "A"

PARCEL 1:

Tract numbered 28 of Brundage Place, a Subdivision in Sheridan County, Wyoming.

PARCEL 2:

SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 6 and NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, Township 57N, Range 82W, Sheridan County, Wyoming.

PARCEL 3:

SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, T. 57N R 83 W of 6th PM, Sheridan County, Wyoming.

EXCEPTING a 33 feet wide road right of way located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, the center line of which is described as follows: Beginning at a point located South 88°04'12" West, 20.71 feet from the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, thence North 52°24'42" West, 851.45 feet; thence North 32°11'28" West, 891.78 feet; thence North 59°23'24" West, 183.78 feet to a point in a County Road.

PARCEL 4:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1 Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, excepting a 33 feet wide road the center line of which is described as follows:

Beginning at a point located South 1,305 feet from the northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S63°52'05" East 152.2 feet; thence North 30°45'01" East, 549.5 feet; thence South 6°45'53" East, 309.8 feet; thence South 32°39'38" East, 712.5 feet, more or less, to the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$.

PARCEL 5:

A tract of land in the NE $\frac{1}{4}$, Section 33, and the SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 34, all in T57N, R83W, of the 6th PM, Sheridan County, Wyoming, described as follows:

Beginning at the SE corner of said NE $\frac{1}{4}$, Section 33; thence S88°55'51"W, 2648.79 feet to the West line of said NE $\frac{1}{4}$; thence along said West line N.0°45'38"E, 2050.29 feet to an existing fence line; thence leaving said West line along the existing fence line, S66°30'50"E, 1882.59 feet; thence N64°37'59"E., 92.15 feet; thence S76°37'20"E., 194.55 feet; thence S28°23'12"E, 179.65 feet; thence S64°59'24"E., 1604.71 feet to the center of the County Road; thence along the center of the County Road, S18°45'16"W., 175.92 feet; thence through a curve to the right having a radius of 600.00 feet, an arc length of 340.96 feet and chord S.35°02'03"W., 336.39 feet; thence S.51°18'50"W., 860.87 feet to the West line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 34; thence along said West line, N.0°23'46"E., 571.72 feet to the point of beginning.



EXHIBIT "A" continued

PARCEL 6:

A Tract of land situated in the SE $\frac{1}{4}$ of Section 32, SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 58 North, Range 82 West; Lots 1, 2, 3 and 4, South $\frac{1}{2}$ North $\frac{1}{2}$ and North $\frac{1}{2}$ South $\frac{1}{2}$ of Section 4, East $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 5, Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the west quarter corner of said Section 33; thence S89°30'37"W, 1288.65 feet along a fence line to a point on the east line of a tract of land described in Book 330 of Deeds, Page 262; thence S02°02'54"W, 1240.85 feet along said east line to a point; thence S34°57'32"E, 1255.85 feet along said east line to a point; thence S41°00'29"E, 1396.59 feet along said east line to a point; thence S30°54'12"W, 388.74 feet along said east line to a point; thence S04°12'13"W, 1145.64 feet along said east line to a point; thence S73°59'22"E, 1049.52 feet along said east line to a point; thence S32°40'07"E, 917.67 feet along said east line to a point on a fence line; thence N60°24'12"E, 239.20 feet along said fence line to a point; thence N87°11'20"E, 2294.56 feet along said fence line to a point; thence S06°41'12"E, 76.87 feet along said fence line to a point; thence N87°53'04"E, 606.75 feet along said fence line to a point on the westerly line of a tract of land described in Book 254 of Deeds, Page 598, said point lying on a fence line; thence N03°39'37"W, 740.93 feet along said fence line and said westerly line to a point; thence N27°05'59"W, 281.29 feet along said fence line and said westerly line to a point; thence N09°46'03"W, 402.30 feet along said fence line and said westerly line to a point; thence N55°10'28"W, 338.85 feet along said fence line and said westerly line to a point; N43°35'27"W, 238.37 feet along said fence line and said westerly line to a point; thence N39°53'46"W, 487.55 feet along said fence line and said westerly line to a point; thence N49°14'15"W, 528.64 feet along said fence line and said westerly line to a point; thence N44°07'32"W, 706.56 feet along said fence line and said westerly line to a point; thence N65°01'25"W, 135.66 feet along said fence line and said westerly line to a point; thence N52°02'55"W, 202.20 feet along said fence line and said westerly line to a point; N61°43'19"W, 258.98 feet along said fence line and said westerly line to a point; thence N49°01'12"W, 110.14 feet along said fence line and said westerly line to a point; thence N41°27'29"W, 236.00 feet along said fence line and said westerly line to a point; thence N10°36'59"W, 377.67 feet along said fence line and said westerly line to a point; thence N17°14'24"W, 179.54 feet along said fence line and said westerly line to a point; thence N47°03'04"W, 236.09 feet along said fence line and said westerly line to a point; thence N24°26'21"W, 372.78 feet along said fence line and said westerly line to a point; thence N61°48'41"W, 619.97 feet along said fence line and said westerly line to a point; thence N09°44'23"E, 151.15 feet along said fence line and said westerly line to a point; N03°08'43"W, 148.35 feet along said fence line and said westerly line to a point; thence N67°07'40"W, 1179.15 feet along said fence line and said westerly line to the Point of Beginning.

Together with an access easement as contained in Warranty Deed Recorded October 2, 1998, Book 397, Page 157.

STATE OF WYOMING

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Decedent:
Name: Ralph Orting Cole
Sex: Male
Date of Birth: February 05, 1933
State File Number: 2024-002993
Social Security Number: [REDACTED]
Age at the Time of Death: 91 years
Date and Place of Death:
Date of Death: July 30, 2024
City of Death: Sheridan
Location: Veteran's Nursing Home 1898 Fort Road
County of Death: Sheridan

Additional Decedent Information:

Place of Birth: Baggs, Wyoming
Residence: Sheridan, Wyoming
Marital Status: Widowed
Armed Forces: Yes
Name of Father: Earl Orting Cole
Name of Mother: Pearl M Shaffer
Informant: Carol Cole
Relationship: Daughter

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) Hypoxemic Respiratory Failure
- (b) Chronic Obstructive Pulmonary Disease
- (c) Tobacco Use

Interval:
 Months
 Years
 Years

Other Significant Conditions: Dementia with Behavioral Disturbance, Psychotic Disorder, Atrial Fibrillation, Peripheral Vascular Disease

Manner of Death: Natural Death
Time of Death: 14:00 (Actual)

Certifier:

Type: Physician
Name: Suchir Finch, MD
Address: 1898 Fort Road, Sheridan, WY, 82801
Date Filed: August 06, 2024



2024-795619 11/12/2024 12:26 PM PAGE: 4 OF 8
 FEES: \$36.00 SM AFFIDAVIT OF SURVIVORSHIP - LEGAL
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



* 001489514 *

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

DATE ISSUED: August 08, 2024

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

Kendra Herrera
 Kendra Herrera
 Deputy State Registrar

EXHIBIT

"B"

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CERTIFICATE OF CLEARANCE (CC)
MEDICAL ASSISTANCE CLAIM

Transfer on Death Deed (TODD)
W.S. § 2-18-101 et seq.

DATE: 08/19/2024

1. The undersigned is authorized by W.S. § 2-18-103(n), and other applicable law, to provide this Certificate of Clearance (CC) on behalf of the Wyoming Department of Health, Division of Healthcare Financing (DHCF).

2. The real property covered by this CC is located in Sheridan County, Wyoming, and is legally described as follows:

PARCEL 1:

Tract numbered 28 of Brundage Place, a Subdivision in Sheridan County, Wyoming.

PARCEL 2:

SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 6 and NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, Township 57N, Range 82W, Sheridan County, Wyoming.

PARCEL 3:

SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, T. 57N R 83 W of 6th PM, Sheridan County, Wyoming.

EXCEPTING a 33 feet wide road right of way located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$, the center line of which is described as follows: Beginning at a point located South 88°04'12" West, 20.71 feet from the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, thence North 52°24'42" West, 851.45 feet; thence North 32°11'28" West, 891.78 feet; thence North 59°23'24" West, 183.78 feet to a point in a County Road.

PARCEL 4:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1 Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, excepting a 33 feet wide road the center line of which is described as follows:

Beginning at a point located South 1,305 feet from the northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S63°52'05" East 152.2 feet; thence North 30°45'01" East, 549.5 feet; thence South 6°45'53" East, 309.8 feet; thence South 32°39'38" East, 712.5 feet, more or less, to the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$.





PARCEL 5:

A tract of land in the NE $\frac{1}{4}$, Section 33, and the SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 34, all in T57N, R83W, of the 6th PM, Sheridan County, Wyoming, described as follows:

Beginning at the SE corner of said NE $\frac{1}{4}$, Section 33; thence S88°55'51"W, 2648.79 feet to the West line of said NE $\frac{1}{4}$; thence along said West line N.0°45'38"E, 2050.29 feet to an existing fence line; thence leaving said West line along the existing fence line, S66°30'50"E, 1882.59 feet; thence N64°37'59"E., 92.15 feet; thence S76°37'20"E., 194.55 feet; thence S28°23'12"E, 179.65 feet; thence S64°59'24"E., 1604.71 feet to the center of the County Road; thence along the center of the County Road, S18°45'16"W., 175.92 feet; thence through a curve to the right having a radius of 600.00 feet, an arc length of 340.96 feet and chord S.35°02'03"W., 336.39 feet; thence S.51°18'50"W., 860.87 feet to the West line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 34; thence along said West line, N.0°23'46"E., 571.72 feet to the point of beginning.

PARCEL 6:

A tract of land in the NW $\frac{1}{4}$ Section 33; T. 57 N., R. 83 W. of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at the center of said Section 33; thence S. 88°55'51" W., 118.64 feet to a fence corner; thence along the existing fence line, N. 0°25'57" E., 2108.83 feet to a "Tee" fence corner; thence along an existing fence line, S. 66°30'50" E., 141.64 feet to the East line of said NW $\frac{1}{4}$ Section 33; thence along the East line of said NW $\frac{1}{4}$ Section 33, S. 0°45'38" W., 2050.29 feet to the point of beginning. Said tract contains 5.95 acres, more or less.

PARCEL 7:

A Tract of land situated in the SE $\frac{1}{4}$ of Section 32, SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 58 North, Range 82 West; Lots 1, 2, 3 and 4, South $\frac{1}{2}$ North $\frac{1}{2}$ and Norlh $\frac{1}{2}$ South $\frac{1}{2}$ of Section 4. East $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 5, Township 57 North, Range 82 West, 6th P.M., Sheridan County. Wyoming; said tract being more particularly described as follows:

Beginning at the west quarter corner of said Section 33; thence S89°30'37"W, 1288.65 feet along a fence line to a point on the east line of a tract of land described in Book 330 of Deeds, Page 262; thence S02°02'54"W, 1240.65 feel along said east line to a point; thence S34°57'32"E, 1255.85 feet along said east line to a point; thence S41°00'29"E, 1396.59 feet along said east line to a point; thence S30°54'12"W, 388.74 feet along said east line to a point; thence S04°12'13"W, 1145.64 feet along said east line lo a point; thence S73°59'22"E, 1049.52 feet along said east line lo a point: thence S32°40'07"E, 917.67 feel along said east line to appoint on a fence line; thence N60°24'12"E, 239.20 feet along said fence line to a point; thence N87°11'20"E, 2294.56 feet along said fence line lo a point; thence S86°41'12"E, 76.67 feet along said fence line lo a point; thence N87°53'04"E, 606.75 feet along said fence line lo a point on the westerly line of a tract or land described in Doak 254 of Deeds, Page 598, said point lying on a fence line; thence N03°39'37"W, 740.93 feet along said fence line and said westerly line to a point; thence N27°05'59"W, 281.29 feet along said fence line and said westerly line to a point; thence



N09°46'03"W, 402.30 feet along said fence line and said westerly line to a point; thence N55°10'28"W, 338.85 feet along said fence line and said westerly line to a point; N43°35'27"W, 238.37 feet along said fence line and said westerly line to a point; thence N39°53'46"W, 487.55 feet along said fence line and said westerly line to a point; thence N'49°14'15"W, 528.64 feet along said fence line and said westerly line to a point; thence N44°07'32"W, 706.56 feet along said fence line and said westerly line to a point; thence N65°01'25"W, 135.66 feet along said fence line and said westerly line to a point; thence N52°02'55"W, 202.20 feet along said fence line and said westerly line to a point; N61°43'19"W, 258.98 feet along said fence line and said westerly line to a point; thence N49°01'12"W, 110.14 feet along said fence line and said westerly line to a point; thence N41°27'29"W, 236.00 feet along said fence line and said westerly line to a point; thence N10°36'59"W, 377.67 feet along said fence line and said westerly line to a point; thence N17°14'24"W, 179.54 feet along said fence line and said westerly line to a point; thence N47°03'04"W, 236.09 feet along said fence line and said westerly line to a point; thence N24°26'21"W, 372.78 feet along said fence line and said westerly line to a point; thence N61°48'41"W, 619.07 feet along said fence line and said westerly line to a point; thence N09°44'23"E, 151.15 feet along said fence line and said westerly line to a point; N03°08'43"W, 148.35 feet along said fence line and said westerly line to a point; thence N67°07'40"W, 1179.15 feet along said fence line and said westerly line to the Point of Beginning.

Together with an access easement as contained in Warranty Deed recorded October 2, 1998, Book 397, Page 157.

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

Decedent's Full Name:	Date Of Birth:	Date of Death:	Amount of Claim:
Ralph Orting Cole	02/05/1933	07/30/2024	\$0.00

4. There ☐ is **X 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 Full Name:	Date of Birth:	Date of Death:	Amount of Claim:
Irene Cole	11/21/1935	08/03/2019	\$0.00

5. This CC certifies that (check only one box)

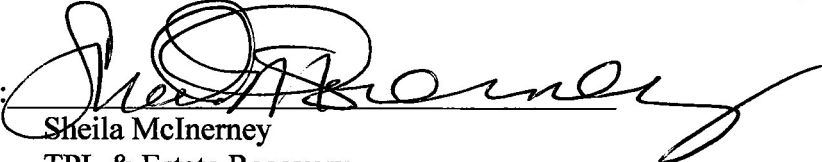
☒ All medical assistance claims have either been satisfied or do not exist, or

☐ The above-listed medical assistance claim(s) and/or lien(s) has/have been duly executed and recorded and is/are pending satisfaction by the sale of the real property described in Paragraph 2 above, or by other agreement between DHCF and the TODD grantee or their legal representative. Accordingly, DHCF is authorized to



issue this CC to aid in effectuating said sale or agreement.

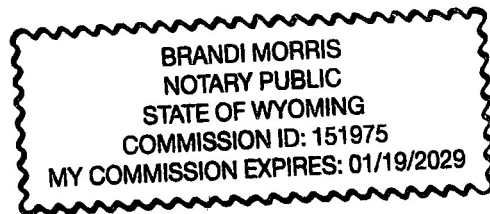
Wyoming Department of Health Division of Healthcare Financing:

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 August 20, 2024,
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

1-19-29