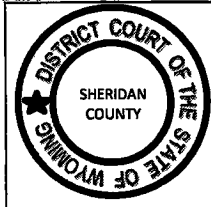
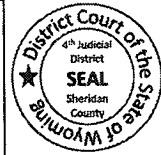


FILED



This order has been:
Granted

[Signature]
Judge Darci A.V. Phillips



FILED

2025-CV-0000061

[Signature]
Clerk of District Court
Filed By: Brian Phillips

CERTIFIED COPY

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT

WITHIN AND FOR SHERIDAN COUNTY, WYOMING

IN THE MATTER OF THE ESTATE OF)
)
ROSS L. FRADY,) 2025-CV-0000061
)
 Deceased.)

DECREE ESTABLISHING RIGHT AND TITLE TO REAL PROPERTY

The Application for Decree Establishing Right and Title to Real Property came before the Court on this date. It appears that Notice of Application for Decree Establishing Right and Title to Real Property was duly published pursuant to W.S. §2-1-205 and the Order of this Court, and it appears that no objections were filed within thirty (30) days following the first publication of the said Notice. Therefore, after reviewing the Application, the Court finds as follows:

1. That Ross L. Frady died on March 30, 2025, in Campbell County, Wyoming, and was a resident of Sheridan County, Wyoming at the time of his death.
2. That at the time of his death, Ross L. Frady owned the following described real property which is situated in Sheridan County, Wyoming.

A parcel of land located in the SW¹/₄ of Section 16, T54 N, R79W, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Commencing at a G.L.O. brass cap marking the SW corner of said Section 16; thence N50°54'44"E, 2156.18 feet to a 5/8" rebar and plastic cap, L.S. #567 at a fence corner, the SW corner of said parcel, the true point of beginning this legal description; thence N19°21'42"E, along an existing fenceline 357.78 feet to a 5/8" rebar and plastic cap, L.S. #567 at a fence corner, the NW corner of said parcel; thence S75°02'37"E along an existing fenceline, 294.20 feet to a 5/8" rebar and plastic cap L.S. #567 at a fence corner, the NE corner of said parcel; thence S16°32'55"W, generally along an existing fenceline, 402.06 feet to a 5/8" rebar and plastic cap L.S. #567 at a fence corner, the SE corner of said parcel; thence N66°45'51"W, along an existing fenceline, 313.78 feet to the point of beginning this description.

3. The value of the estate of Ross L. Frady, wherever located, less liens and encumbrances, does not exceed TWO HUNDRED THOUSAND DOLLARS (\$200,000.00), not including property owned in joint tenancy, property owned in trust, or property which was distributable under a "beneficiary" designation, a "transfer on death" designation or a "pay on death" designation.

4. That Donal R. Frady, who is the Trustee of the Ross and Carolyn Frady Trust Dated October 20, 1999, is sole beneficiary under the Last Will and Testament of Ross L. Frady which was filed in the Office of the Clerk of the District Court for Sheridan County, Wyoming, on February 28, 2025.

5. That more than thirty (30) days have elapsed since the death of Ross L. Frady.

6. That no application for appointment of a Personal Representative is pending, or has been granted in any jurisdiction, and no such application is contemplated.

7. That Donald L. Frady, Trustee of the Ross and Carolyn Frady Trust Dated October 20, 1999, is entitled to a Decree Establishing Right and Title to Real Property in him as Trustee of said Trust.

8. That there are no other distributees of Ross L. Frady having a right to succeed to the above described real property, and no other person has any right, title, or interest in the real property.

9. That all right, title, and interest in the above described real property should be distributed to and vest in the Trustee named in the Application.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that all right, title and interest in and to the following described real property, to-wit:

A parcel of land located in the SW¹/₄ of Section 16, T54 N, R79W, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Commencing at a G.L.O. brass cap marking the SW corner of said Section 16; thence N50°54'44"E, 2156.18 feet to a 5/8" rebar and plastic cap, L.S. #567 at a fence corner, the SW corner of said parcel, the true point of beginning this legal description; thence N19°21'42"E, along an existing fenceline 357.78 feet to a 5/8" rebar and plastic cap, L.S. #567 at a fence corner, the NW corner of said parcel; thence S75°02'37"E along an existing fenceline, 294.20 feet to a 5/8" rebar and plastic cap L.S. #567 at a fence corner, the NE corner of said parcel; thence S16°32'55"W, generally along an existing fenceline, 402.06 feet to a 5/8" rebar and plastic cap L.S. #567 at a fence corner, the SE corner of said parcel; thence N66°45'51"W, along an existing fenceline, 313.78 feet to the point of beginning this description.

Together with all other real and personal property, whether herein described or not, and whether known to exist or hereafter discovered, should be, and the same hereby is, established in the following named distributee, to-wit:

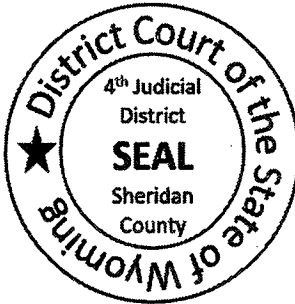
Donald L. Frady, Trustee of the Ross and Carolyn Frady Trust Dated
October 20, 1999
1001 Larkspur Lane
Gillette, WY 82716

IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that a certified copy of this Decree shall be recorded in the Office of the County Clerk in and

for Sheridan County, Wyoming, and that thereafter the Decree and record thereof shall be presumptive evidence of title to the real property described above.

DONE IN OPEN COURT this _____ day of _____, 2025.

Darci A. V. Phillips, District Judge



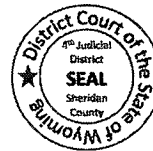
CERTIFIED

TO BE A FULL TRUE
AND CORRECT COPY

04/21/2025

Rene Botten

Rene Botten
Clerk of District Court
Sheridan County
Brian Phillips
Deputy Clerk



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04/21/2025

By: Brian Phillips
Deputy Clerk
Sheridan County District Court



2025-798611 4/21/2025 4:49 PM PAGE: 4 OF 4

FEES: \$21.00 SM DECREE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2025-798611 DECREE

-4-

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801