



## AFFIDAVIT OF SURVIVORSHIP

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF SHERIDAN )

I, Ricky Lee Leach, a/k/a Rick Leach, being first duly sworn upon his oath, deposes and states as follows:

1. I am the surviving spouse of Ardis Mae Leach, a/k/a Ardis M. Leach and Ardis Leach, who died on March 26, 2015, in Sheridan County, Wyoming.

2. This affidavit concerns the following described parcels of real property:

- a. Under the date of March 28, 1997, Ricky Lee Leach, a married man dealing in his sole and separate property, as grantor, made, executed, and delivered unto Ricky Lee Leach and Ardis M. Leach, husband and wife, as tenants by the entirety, as grantees, a Warranty Deed, which Deed was recorded on April 11, 1997, in Book 385 of Deeds, at Page 406, in the Office of the County Clerk of Sheridan County, Wyoming, said deed covering the following-described real estate situate in the County of Sheridan, State of Wyoming to wit:

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9, T55N, R85W of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:

Beginning at a point which is S 70°05' W, a distance of 2246.6 feet from the East Quarter corner of said Section 9; thence S 0°29' E, 485 feet; thence West 118.1 feet; thence N 25°05' E, 144.1 feet; thence N 14°29' W, 146.5 feet; thence N 6°43' W, 214.1 feet; thence East 114.5 feet to the point of beginning.

A strip of land, twenty-four feet in width, twelve feet on each side of a center line, more particularly described as:

W $\frac{1}{2}$ , SE $\frac{1}{4}$ , Sec. 9, T55N, R85W; On County Road, S 57°48' W, a distance of 3,098.7 feet from the east 1/4 corner of Section 9, T55N, R85W; thence N 77°24' E, a distance of 41.0 feet; N 57°01' E, a distance of 193.2 feet; N 43°27' E, a distance of 72.5 feet; N 30°56' E, a distance of 161.6 feet; N 26°32' E, a distance of 211.6 feet; N 15°42' E, a distance of 34.7 feet; N 3°55' W, a distance of 44.4 feet; N 13°36' W, a distance of 98.5 feet; N 6° W, a distance of 38.0 feet; N 17°10' E, a distance of 19.5 feet to the point of ending.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

- b. Under the date of April 3, 1997, Sara Jane Ary, a married woman dealing in her sole and separate property, as grantor, made, executed and delivered unto Ricky Lee Leach and Ardis M. Leach, husband and wife, as tenants by the entirety, as grantees, a Warranty Deed, which Deed was recorded on April 11, 1997, in Book 385 of Deeds, at Page 408, in the Office of the County Clerk of Sheridan County, Wyoming, said deed covering the following-described real estate situate in the County of Sheridan, State of Wyoming to wit:

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 9; thence S71°53'26"W, 2344.64 feet to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of a tract of land described in Book 216 of Deeds, Page 162; thence S06°10'33"E, 214.17 feet along the westerly line of said tract described in Book 216 of Deeds, Page 162 to a point; thence S13°56'33"E, 146.55 feet along said westerly line to a point; thence S25°37'27"W, 144.15 feet along said westerly line to a point, said point being the southwest corner of said tract described in Book 216 of Deeds, Page 162; thence N89°32'53"W, 20.52 feet to a point, said point lying on the easterly line of a tract of land described in Book 79 of Deeds, Page



117; thence N26°19'45"E, 143.47 feet along said easterly line to a point; thence N12°59'15"W, 141.00 feet along said easterly line to a point; thence N67°08'15"W, 82.20 feet along the north line of said tract described in Book 79 of Deeds, Page 117 to a point, said point lying on the easterly line of a tract described in Book 253 of Deeds, Page 270, said easterly line described as the centerline of Big Goose Creek; thence N29°44'44"E, 82.30 feet along said centerline to a point; thence N03°53'15"W, 116.19 feet along said centerline to a point; thence S89°28'07"E, 35.35 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.360 acres of land more or less.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

- c. Under the date of August 17, 2005, Doris Leach, also known as Doris M. Leach, also known as Maxine Leach, a single person, as grantor, made, executed and delivered unto Ricky Lee Leach and Ardis M. Leach, wife and husband, as tenants by the entireties with full rights of survivorship, as grantees, a Quitclaim Deed, which Deed was recorded on August 17, 2005, in Book 466 of Deeds, at Page 0238, in the Office of the County Clerk of Sheridan County, Wyoming, said deed covering the following described real estate situate in the County of Sheridan, State of Wyoming to wit:

A tract of land situated in the Northwest Quarter of Southeast Quarter (NW¼SE¼) of Section 9, in Township 55 North, Range 85 West of the Sixth Principal Meridian, more particularly described as follows:

Beginning at a point, said point being North 1346 feet and East 304 feet from the South Quarter (S¼) corner of said Section 9; thence North 36°20' East 92 Feet; thence North 26°58' East 175 feet; thence North 12°21' West 141 feet; thence North 66°30' West 70 feet to the approximate center of Big Goose creek, South 24°46' West 378.8 feet; thence leaving Big Goose Creek, South 66°30' East 130 feet, more or less, to the point of beginning; containing 1.20 acres, more or less.

And

A tract of land located in the W½SE¼ of Section 9, T. 55 N., R. 85 W., 6<sup>th</sup> P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the centerline of an access road located N13°45'E, 1306.5 feet from the S¼ corner of said Section 9; thence N61°20'W, 173.5 feet to the centerline of Big Goose Creek; thence downstream along said centerline, N23°08'E, 285.2 feet; thence N30°23'E, 136.5 feet; thence leaving said centerline, S66°30'E, 12.2 feet to the NW corner of the tract recorded in Book 79, Page 117; thence along the westerly line of said tract, S24°46'W, 378.8 feet; thence S66°30'E, 158.1 feet to the centerline of said access road; thence along said centerline S27°04'W, 57.8 feet to the point of beginning.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

- d. Under the date of October 31, 2007, Sara Jane Ary, formerly known as Sara Jane Hampton, a married person dealing in her sole and separate property, as grantor, made, executed and delivered unto Rick Leach and Ardis Leach, husband and wife, as tenants by the entireties with full rights of survivorship, as grantees, a Warranty Deed, which Deed was recorded on October 31, 2007, in Book 490 of Deeds, at Page 0621, in the Office of the County Clerk of Sheridan County, Wyoming, said deed covering the following-described real estate situate in the County of Sheridan, State of Wyoming to wit:

A tract of land situated in the NW¼SE¼ of Section 9, Township 55 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 9; thence N13°38'55"E, 1308.90 feet to the southeast corner of a tract of land described in Book 466 of Deeds, Page 238;

thence N26°30'07"E, 57.74 feet along the easterly line of said tract described in Book 466 Deeds, Page 238 to a point, said point being the **POINT OF BEGINNING** of this tract; thence N67°08'15"W, 28.17 feet along said easterly line of said tract described in Book 466 Deeds, Page 238 to a point; thence N35°41'45"E, 92.04 feet along said easterly line of said tract described in Book 466 Deeds, Page 238 to a point; thence N26°19'45"E, 31.53 feet along said easterly line of said tract described in Book 466 Deeds, Page 238 to a point, said point being the southwest corner of said tract described in Book 385 of Deeds, Page 408; thence S89°32'53"E, 20.52 feet along the south line of a tract of land described in Book 385 of Deeds, Page 408 to a point, said point being the southwest corner of said tract described in Book 385 of Deeds, Page 406; thence S28°40'46"W, 129.70 feet to the **POINT OF BEGINNING** of said tract.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

3. The effect of the deeds referred to in paragraph 2, above, was to create an estate in Ricky Lee Leach, a/k/a Rick Leach, and Ardis Mae Leach, a/k/a Ardis M. Leach and Ardis Leach, husband and wife, as tenants by the entirety with full right of survivorship in and to the above-referenced parcels of real estate.

4. Attached hereto, marked Exhibit A, and by this reference made a part hereof, is an Official Death Certificate of Ardis Mae Leach, certified to by James McBride, Deputy State Registrar for the State of Wyoming, evidencing the fact that Ardis Mae Leach died in Sheridan County, Wyoming on March 26, 2015.

5. Upon the death of Ardis Mae Leach, her interest as a joint tenant in and to the above-described parcels of real estate terminated, and Ricky Lee Leach became the owner, in fee simple, of such real property.

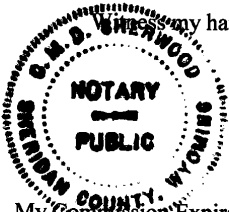
6. This Affidavit is made and filed herein pursuant to the provisions Wyo. Stat. Ann. § 2-9-102.

DATED this the 26 day of May 2015.

Ricky Lee Leach  
Ricky Lee Leach, a/k/a Rick Leach

Subscribed, sworn to, and acknowledged before me on this the 26 day of <sup>May</sup>~~April~~ 2015, by Ricky Lee Leach, a/k/a Rick Leach.

Witness my hand and official seal.



G.M.D. Vines  
Notary Public

My Commission Expires: March 20, 2019

CERTIFICATION OF VITAL RECORD

STATE OF WYOMING

DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

**Decedent:**

Name: ARDIS MAE LEACH  
Gender: Female  
Date of Birth: January 04, 1957

**State File Number:**

2015-001123

Social Security Number: 516-88-9561  
Age at the Time of Death: 58 years

**Date and Place of Death:**

Date of Death: March 26, 2015  
City of Death: Sheridan  
Location: 16 Leach Rd.

County of Death: Sheridan

**Additional Decedent Information:**

Place of Birth: Sidney, Montana  
Residence: Sheridan, Wyoming  
Marital Status: Married - Ricky Lee Leach  
Armed Forces: No  
Name of Father: Howard Norgard  
Name of Mother: Helen Schwanzenberger  
Informant: Ricky Lee Leach



2015-719578 5/26/2015 4:19 PM PAGE: 4 OF 4  
BOOK: 553 PAGE: 349 FEES: \$21.00 PK AFFIDAVIT OF SURVIVORSHIP  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Relationship: Husband

**Disposition:**

Method of Disposition: Burial  
Place of Disposition: Sheridan Municipal Cemetery, 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) Metastatic Carcinoma with Unknown Primary

Interval:

**Other Significant Conditions:**

Manner of Death: Natural Death

Time of Death: 08:30 (Actual)

**Certifier:**

Type: Physician  
Name: Ian Hunter, M.D.  
Address: 1435 Burton, Sheridan, Wyoming, 82801  
Date Filed: April 07, 2015

**NO. 2015-719578 AFFIDAVIT OF SURVIVORSHIP**

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

830529

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

DATE ISSUED: Wednesday, April 08, 2015

This copy is not valid unless prepared on paper with

Exhibit A

James McBride  
James McBride  
Deputy State Registrar

