

PERSONAL REPRESENTATIVE'S DEED

Grantor: **Shirley Lueders, Personal Representative of the Estate of Marshall Edward Bears** (hereinafter "Grantor")

Grantor's Mailing Address: P.O. BOX 46  
Story, Wyoming 82842-0046

Grantees: **Clinton Bears, Bonnie Porch, Beckie Plessner, and Shirley Lueders**, as tenants-in-common (hereinafter "Grantees")

Grantees' Mailing Address: P.O. BOX 2  
Buffalo, Wyoming 82834-0002

KNOW ALL PERSONS BY THESE PRESENTS that, pursuant to that certain Final Decree of Distribution signed by Judge Darci A.V. Phillips of the Sheridan County District Court on January 9, 2026, the Grantor, as the named Personal Representative of the Estate of Marshall Edward Bears, as shown on the Letters Testamentary issued by the Clerk of Sheridan County District Court, on July 3, 2025, in the 4<sup>th</sup> Judicial District, Probate No. 0000152, does hereby convey and quitclaim to the Grantees, the following real property located in Sheridan County, Wyoming, described as follows:

Please see attached Exhibit "A"

TOGETHER WITH all improvements situate thereon, and all easements and appurtenances belonging thereto.

SUBJECT TO all easements, reservations, covenants and restrictions of record, if any.

STATEMENT OF INTENT: It is the intent of the Grantor, by this instrument, that ALL right, title and interest of the Grantor in the above-described real property be hereby conveyed to the Grantees.

HEREBY releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, as may be applicable.

WITNESS my hand this 13<sup>th</sup> day of January, 2026.

Estate of Marshall Edward Bears

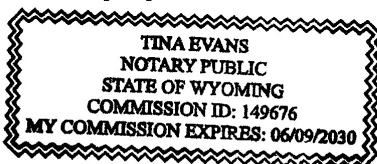
By: Shirley Lueders  
Shirley Lueders, Personal Representative

STATE OF WYOMING       )  
                                      ) ss.  
COUNTY OF JOHNSON    )

Acknowledged before me by Shirley Lueders, the duly named and authorized Personal Representative for and in behalf of the Estate of Marshall Edward Bears, who further acknowledged to me that her signature hereto constitutes the free and voluntary act of the Estate of Marshall Edward Bears on this 13<sup>th</sup> day of January, 2026.

Witness my hand and official seal.

[seal]



Tina Evans  
Notary Public  
My commission expires: 6-9-30



**2026-804802** 1/15/2026 2:57 PM PAGE: 2 OF 2  
FEES: \$15.00 PK PERSONAL REPRESENTATIVE DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 13, T53N R84W of the Sixth P.M., in Sheridan County, Wyoming, described as follows:

Beginning at a point 445.6 feet South of the Northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , thence West 360 feet to a point, thence North 415.6 feet to a point on the South line of the County Road, thence West 100 feet to a point, thence South 190 feet to a point, thence West 100 feet to a point, thence South 245.6 feet to a point, thence East 560 feet to a point on the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ , thence North 20 feet to the point of beginning.