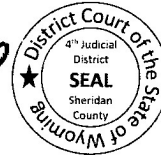


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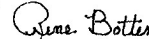
This order has been:
Granted


Judge Darci A.V. Phillips




FILED

2025-CV-0000262


Clerk of District Court
Filed By: Brian Phillips



FILED


2026-805011 1/26/2026 3:44 PM PAGE: 1 OF 3
FEES: \$18.00 PK DECREE OF DISTRIBUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
SHERIDAN COUNTY, WYOMING**

IN THE MATTER OF THE ESTATE OF) Docket No. 20025-CV-0000262
)
EUGENE ALVIN DAVEY,)
)
Deceased.)

DECREE OF DISTRIBUTION OF REAL PROPERTY

THIS MATTER came before the Court upon the *Application for Summary Distribution of Real Property Pursuant to W.S. § 2-1-205* (“Application”) filed herein by Doreen B. Migratti, Mandy Williams, Steven Davey, and Cody Davey (“Applicants”) for a summary distribution of real property belonging to Eugene Alvin Davey, deceased. Having considered the Application and being fully advised in the premises, the Court **FINDS** as follows:

1. Eugene A. Davey (“Decedent”) died on January 11, 2025, in Yuma County, Arizona. At the time of his death, Decedent was a resident of Sheridan County, Wyoming.
2. More than thirty days has elapsed since the death of the Decedent.
3. The total value of Decedent’s entire estate, including the subject property and improvements, less liens and encumbrances, does not exceed four hundred thousand dollars (\$400,000.00).



4. No application for appointment of a personal representative is pending, and there is no personal representative appointed in any jurisdiction.

5. Decedent did not receive medical assistance subject to governmental claims.

6. The Decedent died intestate, leaving no will or other testamentary disposition of the above-described property.

7. Decedent was survived by his wife, Applicant Doreen B. Migratti, and by his three (3) adult children, Applicants Mandy Williams, Steven Davey, and Cody Davey. There are no predeceased children.

8. In accordance with W.S. § 2-4-101(a)(i), Applicants are the sole heirs at law of Decedent and constitute all “distributees” of Decedent entitled to the distribution, ownership, and possession of all property belonging to Decedent at his death, and there are no other distributees of Decedent having a present right to succeed to the property under probate proceedings, or otherwise, in any jurisdiction.

9. Pursuant to W.S. § 2-4-101(a)(i), the Decedent’s Estate shall descend and be distributed, subject to the payment of debts, one-half (1/2) to his surviving spouse, Applicant Doreen B. Migratti, and the residue thereof to his surviving children, Applicants Mandy Williams, Steven Davey, and Cody Davey.

10. In accordance with the preceding attested facts, the Applicants are entitled to exclusive ownership in the above-described property, as follows: Unto Doreen B. Migratti, an undivided one-half (1/2) interest as tenant in common, and unto Mandy Williams, Steven Davey, and Cody Davey, an undivided one-half (1/2) interest, as tenants in common with each other.

11. A *Notice of Application for Summary Distribution of Real Property Pursuant to W.S. § 2-1-205* was duly published in *The Sheridan Press*, a newspaper of general circulation in

this community, once a week for two (2) consecutive weeks in accordance with W.S. § 2-1-205(d).

12. There have been no objections filed as to the transfer of Decedent's property and the time for filing objections expired on December 3, 2025.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED:

1. That be reason of the foregoing, all right, title and interest in the following-described real property located in Sheridan County, Wyoming, formally belonging to the Decedent, Eugene Alvin Davey, is hereby set over, transferred and assigned unto Doreen B. Migratti, an undivided one-half (1/2) interest as tenant in common, and unto Mandy Williams, Steven Davey, and Cody Davey, an undivided one-half (1/2) interest, as tenants in common with each other, Grantees:

**Lot 49M of the Resubdivision of Lot 49, Ranchester Mobile Park
Second Addition to the Town of Ranchester, Sheridan County, Wyoming.**

Together will all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 building and zoning regulations and city, state and county subdivision laws.

2. That a certified copy of this Decree shall be filed in the offices of the County Clerk for Sheridan County, Wyoming, as presumptive evidence of title to the subject property.

BY THE COURT:

*Court disposition via electronic signature
with date of signature and seal affixed*

District Court Judge

CERTIFIED

TO BE A FULL TRUE
AND CORRECT COPY
12/19/2025

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



Distribution:
Ryan Healy



COPIES DISTRIBUTED

12/19/2025
By: Brian Phillips
Deputy Clerk
Sheridan County District Court