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FEES: \$24.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**AFFIDAVIT REGARDING STATUS OF TITLE
TO REAL PROPERTY UNDER W.S. § 34-11-101**

STATE OF WYOMING)
) ss.
County Of Sheridan)

THE UNDERSIGNED, Mary Jo Stresky and Steven J. Stresky (each one of whom hereinafter may be referred to individually as an **Affiant**, and collectively as the **Affiants**), **first properly being sworn**, and pursuant to the enabling authority of W.S. § 34-11-101, make this **AFFIDAVIT REGARDING STATUS OF TITLE TO REAL PROPERTY UNDER W.S. § 34-11-101** (hereinafter abbreviated and referred-to in places as the **AFFIDAVIT**) for the purposes of resolving any ambiguity in, clarifying, and summarizing the status of record title to the following described real property, improvements, and appurtenances that are situate in the County of Sheridan within the State of Wyoming (hereinafter referred to in places as the **AFFECTED PORPERTY**), to wit:

AFFECTED PROPERTY

Lot 10, Block 2 of Vale Avoca Place, an addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

TOGETHER WITH all improvements thereon and with all appurtenances thereunto appertaining or belonging;

Otherwise Known And Numbered As:

**685 Big Horn Avenue
Sheridan, Wyoming 82801**



AFFIDAVIT

[1] The Affiants, Mary Jo Stresky and Steven J. Stresky, are adult children of the now deceased James W. Stresky, who died on August 13, 1997 (See. State of Wyoming department of Health **Certificate Of Death; Local File No. 119**, issued August 21, 1997 – which is a matter of public record that is incorporated herein by this express reference.) and the now-deceased Gloria W. Stresky, who died on November 27, 2020 (See. State of Wyoming Department of Health **Certificate Of Death, State File No. 2020-004754**, issued December 4, 2020 – which is a matter of public record that is incorporated herein by this express reference.); and, they are siblings of Patricia L. Stresky; and, they are residents of Sheridan County, within the State of Wyoming, whose postal mailing addresses at the time they make this **AFFIDAVIT** are as herein-below stated:

Mary Jo Stresky
685 Big Horn Avenue
Sheridan, Wyoming 82801

Steven J. Stresky
17 Valley Road
Big Horn Valley Estates
Sheridan, Wyoming 82801

Therefore, each **Affiant** satisfies the statutory qualifications that are stated in **W.S. § 34-11-101[a]**, (i.e., "...having knowledge of the facts and competent to testify concerning them in open court..."), and makes and signs this **AFFIDAVIT** under oath upon the basis of the personal knowledge and best recollection of that respective **Affiant**.

[2] In that certain **WARRANTY DEED**, dated and acknowledged on the 29th day of August 1997, which was **recorded** in the office of the Clerk and Recorder of Sheridan County, within the State Of Wyoming, on **June 25, 2021**, being denoted therein by **Reception No. 2021-770218**, Gloria W. Stresky, as **Grantor**, conveys the **AFFECTED PROPERTY** in equal **One-Third (1/3rd) undivided fractional interests** unto Mary Jo Stresky, and Patricia L. Stresky, and Steven J. Stresky, as tenants-in-common. Each such undivided fractional One-Third

(1/3rd) interest also can be stated and described arithmetically as a Two-Sixths (2/6^{ths}) undivided fractional interest.

[3] In that certain **QUITCLAIM DEED** (For Conveyance By Disclaimer Under W.S. § 2-4-101 Through § 2-4-105 And 26 USC § 2518), dated and acknowledged the 1st day of September, 2021, which was **recorded** in the office of the Clerk and Recorder of Sheridan County, within the State of Wyoming, on **September 13, 2021**, being denoted therein by **Reception No. 2021-772385, Patricia L. Stresky**, as **Grantor**, divides and conveys her own respective One-Third (1/3rd), or Two-Sixths (2/6^{ths}) undivided fractional interest – in equal One-Sixth (1/6th) undivided parts or portions, respectively, unto her siblings, **Mary Jo Stresky** and **Steven J. Stresky**, as tenants in common.

[4] By the combined legal effect of the **WARRANTY DEED**, which is described herein-above in the **Paragraph** that is denoted as “[2]”, and the **QUITCLAIM DEED**, which is described herein-above in the **Paragraph** that is denoted as “[3]”, as of the date upon which this **AFFIDAVIT** is made, the **Affiant, Mary Jo Stresky**, now owns an undivided fractional interest of **Three-Sixths (3/6^{ths})**, or a **One-Half (1/2)** undivided fractional interest; and, the **Affiant, Steven J. Stresky**, now owns an undivided fractional interest of **Three-Sixths (3/6^{ths})**, or a **One-Half (1/2)** undivided fractional interest in the above-described **AFFECTED PROPERTY**, which they have and hold as coparceners and tenants-in-common.

FURTHER EACH OR EITHER AFFIANT SAITH NOT in the foregoing regards; and, **first properly being sworn**, signs below to state and affirm that the contents of the foregoing **AFFIDVIT** are true, and in accord with the personal knowledge and best recollection of each respective and signing sworn **Affiant**.

[This space intentionally is left blank. See following pages for signatures and jurats.]



AFFIDAVIT REGARDING STATUS OF TITLE
TO REAL PROPERTY UNDER W.S. § 34-11-101
SIGNATURE PAGE FOR MARY JO STRESKY

Affiant's Sworn Signature:

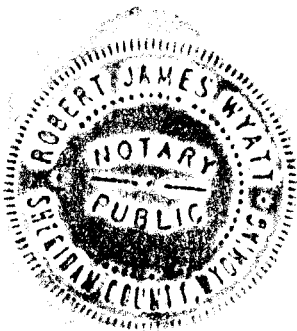

Mary Jo Stresky, Affiant

Date Signed:

09/19/2021

STATE OF WYOMING)
) **ss.**
County Of Sheridan)

The foregoing **AFFIDAVIT REGARDING STATUS OF TITLE TO REAL PROPERTY UNDER W.S. § 34-11-101** was sworn-to, signed, and **acknowledged** before me this 19th day of September, 2021, by **Mary Jo Stresky**, an **Affiant therein appearing and attesting**, who personally is known to me; as witnesseth my hand and official seal.



Robert James Hyatt
Notary Public

My commission expires: March 19, 2023

