


STATE OF WYOMING       )  
                                      : ss.  
County of Sheridan       )

  
**2023-786832**    7/28/2023 3:19 PM    PAGE: 1 OF 3  
FEES: \$18.00    PK    AFFIDAVIT OF SURVIVORSHIP - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**AFFIDAVIT OF SURVIVORSHIP  
CONCERNING OWNERSHIP OF REAL PROPERTY**

**LORRETTA KAY PHILLIPS**, after being duly sworn upon oath, deposes and says:

1.     This Affidavit is made in compliance with W.S. §2-9-102 to establish the termination of a tenancy by the entireties due to the death of one of the tenants.

2.     Affiant is the surviving spouse of **DAVID ROBERT PHILLIPS**, who died on May 6, 2023 (the "Decedent"), as shown by the death certificate that was attached to that certain *Affidavit of Distribution for Small Estate of Testate Decent* dated July 19, 2023 and recorded on July 25, 2023, in the office of the Sheridan County Clerk and Recorder under Document #2023-786789, and which is incorporated herein by reference.

3.     At the time of his death, the Decedent was the owner, along with this Affiant, as tenants by the entireties, of an interest in certain real property which is located in Sheridan County, Wyoming, more particularly described as follows:

That portion of Block 7 of Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point, said point being 67 feet South of the Northwest corner of said Block 7 on the West line of said Block; thence South along said West line 55 feet to a point; thence East 100 feet to a point; thence North 55 feet to a point and thence West 100 feet to the point of beginning.

TOGETHER WITH all improvements and fixtures situate thereon.

SUBJECT TO all reservations, rights of way and easements of record.

4.     This Affiant and the Decedent acquired their interest in the above-described real property by means of a Warranty Deed which is dated May 30, 1975, and which was recorded in



the office of the Sheridan County Clerk and Recorder on June 2, 1975 at Book 209, Page 108, Document #665086.

5. Further, at the time of his death, the Decedent was the owner, along with this Affiant, as tenants by the entireties, of an interest in certain other real property which is located in Sheridan County, Wyoming, more particularly described as follows:

Coffeen's Second Addition, part of Block 7, described as follows:

Beginning at the NE corner of said Block 7 thence West along the North boundary line of said Block 7, 133 feet; thence south 67 feet; thence West 33 feet; thence South 43 feet; thence East 166 feet to the East boundary line of said Block 7; thence North 110 feet along the East boundary line of said Block 7 to the point of beginning, together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

SUBJECT to all restrictions, reservations, easements, covenants and rights of way of record.

6. This Affiant and the Decedent acquired their interest in the above-described real property by means of a Warranty Deed which is dated August 6, 1985, and which was recorded in the office of the Sheridan County Clerk and Recorder on August 6, 1985 at Book 295, Page 178, Document #936801.

7. Due to the death of the Decedent, Affiant has become the sole owner of the above-described real property.

FURTHER AFFIANT SAYETH NOT.

DATED this 19 day of July, 2023.

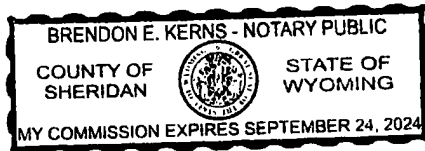
  
LORRETTA KAY PHILLIPS



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The above and foregoing *Affidavit of Survivorship Concerning Ownership of Real Property*  
was subscribed, sworn to and acknowledged before me this 19 day of  
July, 2023, by **LORRETTA KAY PHILLIPS**.  
WITNESS my hand and official seal.



Brendon E. Kerns  
Notary Public  
My commission expires: Sept. 24, 2024

**NO. 2023-786832 AFFIDAVIT OF SURVIVORSHIP**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
KERNS AND BUNTING LLC 200 W LOUCKS  
P O BOX 6669 SHERIDAN WY 82801