

CERTIFIED

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
WITHIN AND FOR SHERIDAN COUNTY, STATE OF WYOMING

No. _____
District Court Sheridan County Wyoming

IN THE MATTER OF THE ESTATE OF

DONNA MAE BELL,

Deceased.

Probate No. PR-2021-168

SEP 18 2023

Rene Botten

/s/ Jessica Salzman Clerk
Deputy

DECREE ESTABLISHING RIGHT AND TITLE TO REAL AND PERSONAL PROPERTY

This matter came on for consideration by this Court upon the Application for Summary Distribution of Real and Personal Property under W.S. §2-1-205, filed by Linda Kosine, pertaining to certain real and personal property set forth below. It appears that Notice of Application for Decree Establishing Right and Title to Real and Personal Property was duly published pursuant to W.S. §2-1-205 and notice to all other distributees was made by first class mail. It appears that no objections were filed on or before February 8, 2022. Therefore, after reviewing the Application, the Court finds as follows:

1. That Donna Mae Bell died on October 28, 2020, in Sheridan County, Wyoming and was a resident of Sheridan County, Wyoming.

2. That at the time of her death, Donna Mae Bell owned interest in and to the following described real property which is situated in Sheridan County, Wyoming, with a street address of 1053 Gladstone Street, Sheridan, Wyoming particularly described as:

Lot 10, Block 4, of the Fourth Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, together with all improvements situate thereon and all appurtenances appertaining thereunto or belonging.



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FEES: \$21.00 PK DECREE OF DISTRIBUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



Said real property ownership in the sole name of decedent was acquired by Warranty Deed, recorded December 11, 1973 in the office of the Sheridan County Clerk at Book 198, page 5.

3. The decedent owned personal property being United States Savings Bonds.
4. No application for appointment of Personal Representative is pending, nor has one been granted in this or any other jurisdiction.
5. More than thirty (30) days have elapsed since the death of decedent.
6. Decedent did not receive medical assistance pursuant to W.S. §42-4-101 through W.S. §42-4-114. See record.
7. No objection has been made and the subject real property will pass subject to mortgage to Freedom Mortgage, Instrument No. 2019-754950, recorded on December 31, 2019 in the office of the Sheridan County Clerk.
8. Your Applicant duly published legal notice of Application for Summary Distribution of Real and Personal Property, the first publication being on the 7th day of January 2022. The time for filing claims in this Estate has expired. The time has since expired for the bringing of suit by any creditors and any such claims are forever barred.
9. The value of the entire estate of the decedent, wherever located, less liens and encumbrances, does not exceed Two Hundred Thousand and 00/100 Dollars (\$200,000.00).
10. That Kristine Melneck, Lori Ann Bertrand, Linda Kosine, Danille Turk, Jamie Potts and Timothy Maney are entitled to a Decree Establishing Right and Title to Real and Personal Property to them.



11. That there are no other devisees of Donna Mae Bell having a right to succeed to the above described real and personal property, and no other person has any right, title or interest in said real and personal property.

12. The facts stated in the Application For Summary Distribution of Real and Personal Property are not in dispute.

13. That all right, title, and interest in the above described real and personal property should be distributed to and vested in Kristine Melneck, Lori Ann Bertrand, Linda Kosine, Danille Turk, Jamie Potts and Timothy Maney.

IT IS, THEREFORE ORDERED, ADJUDGED AND DECREED that all right, title and interest in and to the following described real property and personal property, shall be and is established and vested in Kristine Melneck, Lori Ann Bertrand, Linda Kosine, Danille Turk, Jamie Potts and Timothy Maney, to wit:

REAL PROPERTY:

- a. Lot 10, Block 4, of the Fourth Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, together with all improvements situate thereon and all appurtenances appertaining thereunto or belonging.

PERSONAL PROPERTY:

- b. United States Savings Bonds.

IT IS FURTHER ORDERED that a certified copy of this Decree shall be recorded in the office of the Sheridan County Clerk, Sheridan, Wyoming and that thereafter this Decree and record shall be presumptive evidence of the title and ownership to the above described real and personal property.

DATED on the 18 of September, 2023.



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BY THE COURT:

DISTRICT COURT JUDGE

Certified copies to:
Virgil G. Kinnaird (7)

Certificate of Clerk of the District Court. The above is a true and correct copy of the original instrument which is on file or of record in this court.

Done this 19 day of September 2023

Rene Botten Clerk

By Jakyma Deputy

NO. 2023-787790 DECREE OF DISTRIBUTION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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SHERIDAN WY 82801