

1 **PASSED**  
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3  
4  
5  
6

Cherokee Council House  
Cherokee, North Carolina

**APR 02 2024**

Date

7 RESOLUTION NO. 153 (2024)  
8

9 *A resolution for the Estate of Loretta Ann Queen.*

10  
11 WHEREAS, Loretta Ann Queen (deceased November 22, 2021), enrolled member of the Eastern  
12 Band of Cherokee Indians left a Last Will and Testament, dated August 19, 2020;  
13 and  
14

15 WHEREAS, Amber Leigh Sneed, qualified as the Executor of the Estate of Loretta Ann Queen  
16 in Cherokee Court Estate File No. 22-002; and  
17

18 WHEREAS, the Tribal Realty Office has examined the deceased's Will, the records on file  
19 regarding the deceased's possessory holdings in Tribal trust land, and other  
20 documents, and has written this resolution for Tribal Council may confirm the Last  
21 Will and Testament of the deceased and to provide for the distribution of the  
22 deceased's possessory holdings to their eligible heirs.  
23

24 NOW, THEREFORE, BE IT RESOLVED by the Eastern Band of Cherokee Indians in Council  
25 Assembled, at which a quorum is present that the Tribal Council of the Eastern  
26 Band of Cherokee Indians does hereby confirm the Last Will and Testament of  
27 Loretta Ann Queen dated August 19, 2020.  
28

29 BE IT FURTHER RESOLVED that **Wolftown Community Parcel No. 1168-A (Part of Parcel**  
30 **No. 1168)**, containing 1.021 Acres, more or less, be assigned to Amber Leigh Sneed  
31 (enrolled).  
32

33 BE IT FURTHER RESOLVED that **Wolftown Community Parcel No. 1168-B (Part of Parcel**  
34 **No. 1168)**, containing 2.546 Acres, more or less, be assigned to Amber Leigh Sneed  
35 (enrolled).  
36

37 BE IT FURTHER RESOLVED that an **UNDIVIDED INTEREST** in **Wolftown Community**  
38 **Parcel No. 1267-D (Part of Parcel NO. 1267)**, containing 4.738 Acres, more or  
39 less, be assigned to Amber Leigh Sneed (enrolled).  
40

41 BE IT FURTHER RESOLVED that an **UNDIVIDED INTEREST** in **Wolftown Community**  
42 **Parcel No. 748-I (Part of Parcel No. 768-B)**, containing 4.973 Acres, more or less,  
43 be assigned to Amber Leigh Sneed (enrolled).  
44

45 BE IT FURTHER RESOLVED that an **UNDIVIDED INTEREST** in **Wolftown Community**  
46 **Parcel No. 370-B (Remainder of Parcel NO. 370)**, containing 2.006 Acres, more  
47 or less, be assigned to Amber Leigh Sneed (enrolled).  
48

1 BE IT FURTHER RESOLVED that an **UNDIVIDED INTEREST** in **Wolftown Community**  
2 **Parcel No. 560**, containing 1.136 Acres, more or less, together with all  
3 improvements located thereon, be assigned to Amber Leigh Sneed (enrolled).  
4

5 BE IT FINALLY RESOLVED that the Tribal Business Committee and Tribal Realty Services are  
6 hereby authorized to carry out the intent of this resolution.  
7

8 *Submitted by: Michelle Ruffman on behalf of Tribal Realty Services.*  
9

ADDRESSES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8 Amber Leigh Sneed
- 9 RR#8088
- 10 395 Nannie Queen Lane
- 11 Cherokee, North Carolina 28719

**EASTERN BAND OF CHEROKEE INDIANS**

File No.

EST 22-002

Cherokee, North Carolina

EBCI  
CHEROKEE TRIBAL COURT  
CHEROKEE, NC

In The Cherokee Court  
Before the Clerk

IN THE MATTER OF THE ESTATE OF:

Name

LORETTA ANN QUEEN

2022 JAN -7 A 11: 33

LETTERS

FILED

G.S. 28A-6-1; 28A-6-3; 28A-11-1; 36C-2-209 (as adopted and interpreted by the C.C.)

The Court in the exercise of its jurisdiction of the probate of wills and the administration of estates, and upon application of the fiduciary, has adjudged legally sufficient the qualification of the fiduciary named below and orders that Letters be issued in the above estate.

The fiduciary is fully authorized by the laws of The Eastern Band of Cherokee Indians to receive and administer all of the assets belonging to the estate, and these Letters are issued to attest to that authority and to certify that it is now in full force and effect.

Witness my hand and the Seal of the Cherokee Court.

Name And Address Of Fiduciary 1

AMBER SNEED  
115 HOLIDAY PARK ROAD  
APARTMENT 18  
HILLSBOROUGH NC 27278

Date Of Qualification

7-Jan-2022

Clerk Of Court

K. DENISE HALLAUER-FOX

Title Of Fiduciary 1

EXECUTOR

EX OFFICIO JUDGE OF PROBATE

Name And Address Of Fiduciary 2

Date Of Issuance

7-Jan-2022

Signature

Seal

Signature

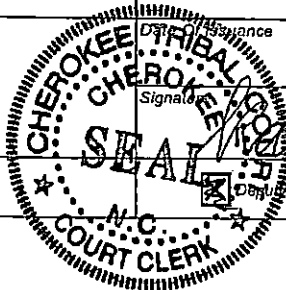
Seal

Signature

Seal

Title Of Fiduciary 2

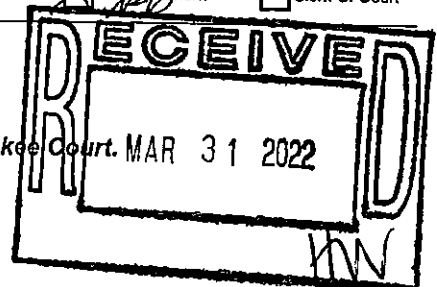
SEAL



Deputy Clerk

Assistant Clerk

Clerk Of Court



NOTE: This letter is not valid without the official seal of the Clerk of the Cherokee Court.

EBCI-E-403, Rev. 7/06

Copies to:

Enrollment

Bank(s)

EASTERN BAND OF CHEROKEE INDIANS EBCI File No. EST 22-002

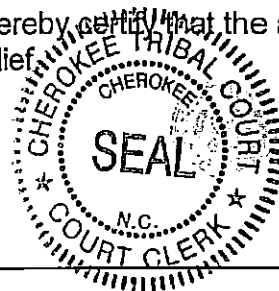
Cherokee, North Carolina CHEROKEE TRIBAL COURT The Cherokee Court  
CHEROKEE, NC Before the Clerk  
7022 FEB 25 P 12:33

IN THE MATTER OF THE ESTATE OF  
Decedent: LORETTA ANN QUEEN FILED Heir Information  
R04985  
DOD: 11/22/2021

Pursuant to Cherokee Code Sec. 28-1(c), the following individuals are hereby declared the legal heirs of the above-named decedent for purposes of inheritance of personal property. This final determination is based on Tribal Enrollment descendant lists and legal documentation.

Kinship	Name	DOB	Roll #
Surviving spouse	No surviving spouse	N/A	N/A
Surviving child	Amber Leigh Sneed	03/17/1983	R08088
Deceased child	Stephen Sherman Queen	07/18/1989	R10325

I hereby certify that the above information is true and correct to the best of my knowledge and belief.



*Amy M. Hoagy*  
Clerk of Court by Assistant Clerk

*2/25/22*  
Date

CERTIFICATION OF VITAL RECORD

STATE OF NORTH CAROLINA
ORANGE COUNTY
OFFICE OF REGISTER OF DEEDS

NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES
U.S. VITAL RECORDS
CERTIFICATE OF DEATH

Book 75

Page 3453

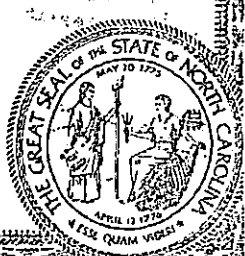
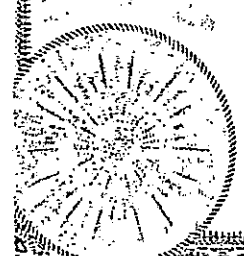
REGISTRATION NO. 0861
DECEASED'S LEGAL NAME: Lorelia Ann Queen
DATE OF BIRTH: 05/04/1951
DATE OF DEATH: 11/27/2021
PLACE OF DEATH: 115 Holiday Park Rd, Apt. 16, Hillsborough, Orange
MANNER OF DEATH: Natural
IMMEDIATE CAUSE: Renal Failure
UNDERLYING CAUSE: Diabetes mellitus
SIGNATURE OF DECEASED: Lorelia Ann Queen
SIGNATURE OF CERTIFIER: Sheree Brockfield, FNP-BC
DATE REGISTERED BY STATE: 12-19-2021

This is to certify that this is a true and correct reproduction or abstract of the official record filed in this office.

Mark Chilton
Register of Deeds
Orange County
Jasmine Shankle
Deputy/Assistant Register of Deeds

Witness my hand and official seal
this the 9TH day of DECEMBER, 20 21

Any alterations or erasure voids this certificate. Do not accept unless on security paper with Register of Deeds seal clearly embossed in left corner.



# Last Will and Testament

2022 MAR 31 P 2:53

OF

FILED

# LORETTA ANN QUEEN

I, Loretta Ann Queen, residing on trust lands of the Eastern Band of Cherokee Indians in the Wolfetown Community in Cherokee, Jackson County, North Carolina, declare this to be my Last Will and Testament. I hereby revoke all Wills, codicils and letters of testamentary import I may have made before this Last Will and Testament. I was born on the 4<sup>th</sup> day of June 1961. I am an enrolled member of the Eastern Band of Cherokee Indians and my enrollment number is R04985.

## Item 1.

### Sound Mind and Memory

I am of sound and disposing mind and memory. I am under no disability that prevents me from making this Will or understanding its contents and effects. I am under no constraint or undue influence and have made this Will freely and voluntarily.

## Item 2.

### My Family

For the purposes of this Will, my family consists of my daughter, grandchildren and nephew. My daughter is Amber Sneed, born March 17, 1983. My grandchildren are Kaneetha Bradley, born April 6, 2003 and Cole Robert Bradley, born August 2, 2006. My nephew is Galvin Reed, born July 19, 2010. My family members listed here are all enrolled members of the Eastern Band of Cherokee Indians.

## Item 3.

### Disposition of My Body, Funeral Expenses and Charitable Pledges

It is my wish that upon my death, my family will hold a viewing and then cremate my body. I direct my Personal Representative, hereinafter named, to dispose of my bodily remains in accordance with my wishes as I have expressed to him or her. In a manner and extent consistent with my wishes, my Personal Representative may erect at my grave (if any) a monument as he or she deems proper and may make arrangements as he or she deems necessary and proper for the perpetual

care of the cemetery lot on which I am buried. My Personal Representative shall not be required to secure court approval of expenditures for the perpetual care of my grave site even though the expenditures may exceed the amount otherwise allowed by law. My Personal Representative may, at his or her discretion, pay or otherwise satisfy all of my unpaid charitable pledges, even though the charitable pledges are not legally enforceable, out of my estate as soon as practicable after my death.

**Item 4.**  
**Payment of Debts and Taxes**

I direct my Personal Representative to pay all my just debts, including costs of administration of my estate and estate, inheritance, success, legacy, transfer or other taxes (including interest thereon) imposed by reason of my death upon property (including life insurance) passing under or outside this Will. I direct that, in so far as possible, no taxes shall be charged against or collected from the person receiving or in possession of the property taxed or receiving the benefit thereof, for I intend that all such persons, legatees, devisees, surviving tenants by the entirety, and beneficiaries receive full benefits without any diminution on account of such taxes.

**Item 5.**  
**Tribal Land**

I give all of my possessory interests in Tribal trust land, whether presently owned by me or which may come into my hands or which I have any expectancy of receiving into my estate, as follows to my daughter, Amber Sneed. If my daughter predeceases me, then I give the same to Kaneetha Bradley and it is my wish that she divide this fairly among my descendants.

As of the time this Will is executed, my tribal land holdings include, without limitation, undivided interests in the following:

- Wolfetown Community Parcel No. 1168-A, containing 1.021 acres, more or less;
- Wolfetown Community Parcel No. 1168-B, containing 2.546 acres, more or less;
- Wolfetown Community Parcel No. 1267-D, containing 4.738 acres, more or less;
- Wolfetown Community Parcel No. 748-I, containing 4.973 acres, more or less;
- Wolfetown Community Parcel No. 370-B, containing 2.006 acres, more or less; and
- Wolfetown Community Parcel No. 560, containing 1.136 acres, more or less.

A gift of land or legal interest therein includes all of the easements and rights of way associated therewith and all the improvements on the land including, but not limited to, houses, mobile homes,



garages, barns, sheds and workshops, regardless of whether the same are or are not permanently affixed to the ground, subject to claims allowed by law.

**Item 6.  
Residuary**

I give all the rest, remainder and residue of my estate, both real property and personal property, wheresoever located, of every kind and nature, to my daughter Amber Sneed, if she survives me. If my daughter predeceases me, then I give the same to Kaneetha Bradley and it is my wish that she divide this fairly among my descendants

**Item 7.  
Distributions for Minor Beneficiaries**

If any item of this Will would otherwise require a distribution to a person under eighteen (18) years of age, my Personal Representative may, in his discretion, continue to hold and administer the property subject to such distribution for the benefit of the minor beneficiary until the minor beneficiary attains the age of eighteen (18) years. The distribution of property to the parent or guardian of any minor beneficiary, or, when my Personal Representative deems appropriate, to any minor beneficiary, shall fully discharge my Personal Representative hereunder. The first sentence of this paragraph notwithstanding, my Personal Representative shall distribute all property held by him under this provision within eighteen (18) years after my death.

**Item 8.  
Powers and Authorities of Personal Representative**

(a) In the management, care and distribution of my estate, I give to my Personal Representative (and successors thereof) all of the powers and authorities set out in North Carolina General Statutes (N.C.G.S.) § 32-27, which are incorporated here by reference as they exist on the date I have executed this Will. These powers are granted in accord with N.C.G.S. § 32-26. These powers shall be in addition to, and not in limitation of, the powers granted by N.C.G.S. § 28A-13-3.

(b) My Personal Representative shall be authorized to take possession, custody or control of any real or personal property in my estate or of any real or personal property not specifically devised to satisfy any devise under this Will which may be satisfied in-kind, all without the necessity of prior Court approval or notification to any beneficiaries of the estate or of any trust. If my Personal Representative determines in his discretion that he or she is not required to take possession, custody or control of any such property, his or her decision shall be binding and conclusive on all persons taking hereunder.

**Item 9.**  
**Appointment of Personal Representative**

I nominate, constitute and appoint my daughter, Amber Sneed, to be Personal Representative of this my Last Will and Testament. My Personal Representative shall have full power and authority to sell any property or do any act which in her opinion is for the best interest of my estate, and no bond shall be required of her.

If my Personal Representative should predecease me, or if for any reason is unwilling or unable to qualify to serve as my Personal Representative, then I nominate and appoint Rosie Hornbuckle to serve as Successor Personal Representative, with the full powers and authorities set out in this Instrument. No bond shall be required of my Personal Representative or any successor representative expressly named by me in this Instrument.

**Item 10.**  
**Lapsed or Failed Gifts**

If any gift in this Will shall lapse or fail, that gift shall become part of my residuary estate and distributed as provided for my residuary estate.

**Item 11.**  
**Presumption of Survivorship**

If any beneficiary under this Will does not survive me for a period not less than 120 hours following my death, it shall be presumed for the purpose of any distribution to or for the benefit of the beneficiary that the beneficiary predeceased me.

**Item 12.**  
**Pronouns and Plurals**

In drafting this Will I have made every effort to correctly use personal pronouns and plurals. Changes in the Personal Representative and my family and beneficiaries which have or have not been contemplated in drafting this Will may render the various uses of pronouns or plurals inaccurate. When necessary to effect the intent of this Will, all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or persons may require.

**Item 13.**  
**Definitions**

In this Will, the following definitions apply:

(a) "Beneficiary" means a person or entity entitled to share in property distributed according to my valid and probated Will regardless of whether the property is real estate, money or personal property. The term "beneficiary" is synonymous with the term "devisee."

(b) "Enrolled" or "enrolled member" means a person who has been granted membership in the Eastern Band of Cherokee Indians by the Tribe.

(c) "Gift" or "give" means the transfer of the thing at issue from me as Testator to the described beneficiary through the mechanism of this Will, and includes the terms "devise", "bequeath" and "bequest."

(d) "Personal Representative" means any personal representative or representatives of my estate acting under this Last Will and Testament, and includes the terms executors, fiduciaries, trustees and any substitute or successor therefor, so that the power and duties given to those named shall also be given to the substitute or successor, should circumstances triggering service by the substitute or successor come into being.

(e) "Possessory interest" or "possessory holding" means the ownership or assigned interest I have in Tribal trust land, as provided to Tribal members under Tribal law. Any reference to "possessory interest" or "possessory holding" includes the improvements thereon.

(f) "Tribal" or "Tribe" means the Eastern Band of Cherokee Indians.

(g) "Tribal land" or "Tribal trust land" means land that is held in trust by the United States for the Eastern Band of Cherokee Indians.

I, Loretta Ann Queen , the Testator, have written my name, initials or have made my mark at the bottom of each page of this Last Will and Testament indicating my review and acceptance of each page, and have done so on the date I have executed this Instrument.

I, Loretta Ann Queen , the Testator, sign my name to this instrument this 19<sup>th</sup> day of August, 2020, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and Testament and that I sign it willingly (or willingly direct another to sign for me), that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Loretta A Queen (SEAL)  
Loretta Ann Queen, Testator

We, Harther Maney and Jamie Arnold the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Testator signs and executes this instrument as their Last Will and Testament and that they sign it willingly (or willingly directs another to sign for him or her), and that each of us, in the presence and hearing of the Testator, hereby signs this Will as witness to the Testator's signing, and to the best of our knowledge the Testator is eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

WITNESSES:

Harther Maney  
Signature of First Witness

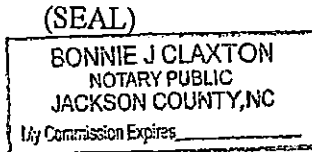
Residing at Sylva, NC

[Signature]  
Signature of Second Witness

Residing at Haywood Co, NC

STATE OF NORTH CAROLINA  
COUNTY OF SWAIN

This Last Will and Testament of Loretta Ann Queen was subscribed, sworn and acknowledged before me by Loretta Ann Queen, the Testator, and subscribed and sworn before me by the witnesses, Heather Maney and Jamie Arnold, this the 19<sup>th</sup> day of August, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 8/22/2025

Prepared by:  
EBCI Legal Assistance Office  
Cherokee, North Carolina

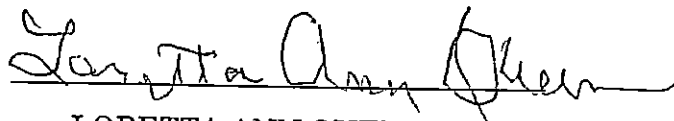
I, LORETTA ANN QUEEN, request that Bonnie J. Claxton, Attorney at the EBCI Legal Assistance Office, be permitted to deposit my original Will with the Clerk of the Cherokee Court due to my desire to limit my exposure to COVID-19.

Client Name: LORETTA ANN QUEEN

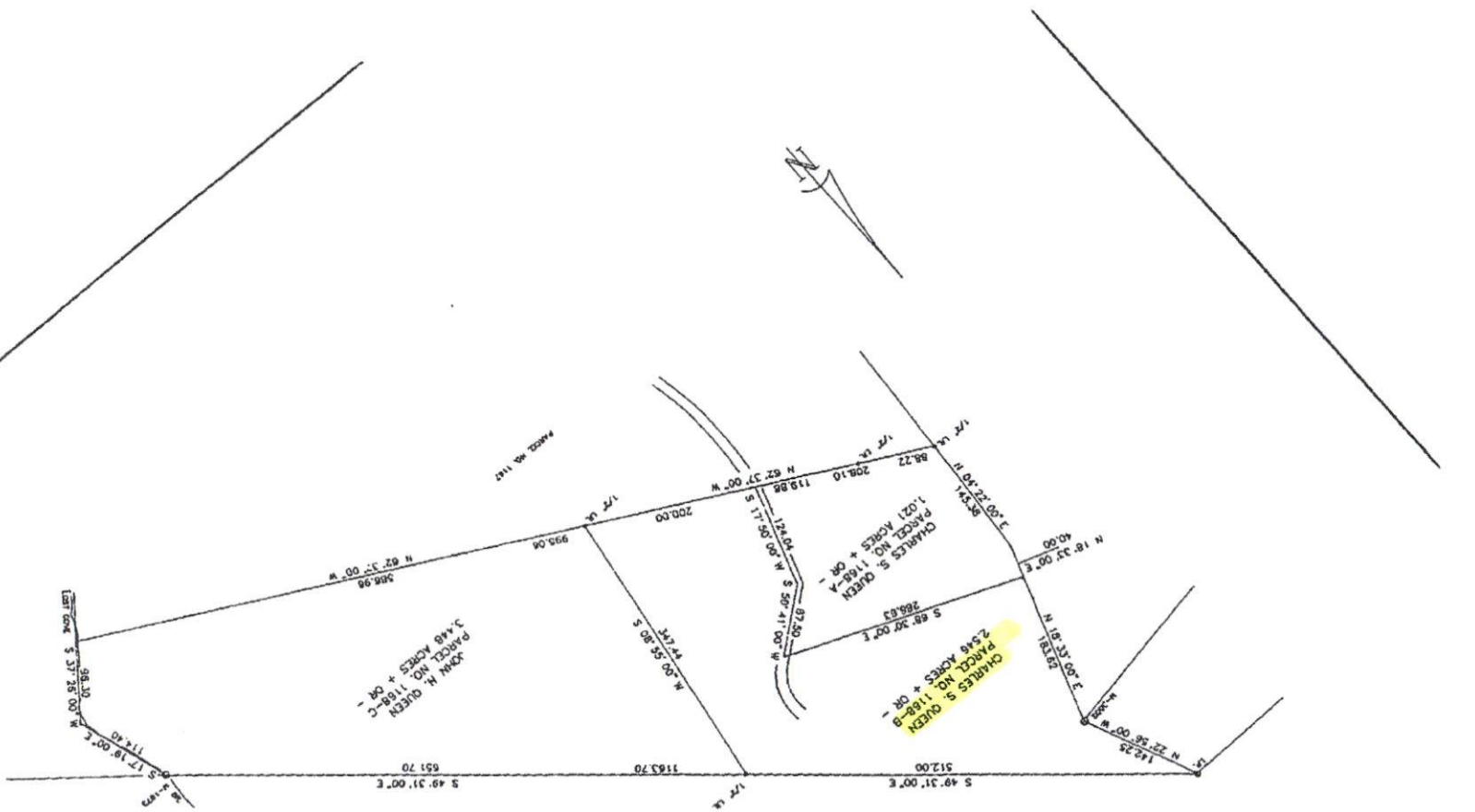
Client DOB: 6/4/1961

Enrollment No.: R04985

Signed this, the 19th day of August 2020.

  
LORETTA ANN QUEEN







N CR. RD.  
NO. 453

PARCEL NO. 1278

PARCEL NO. 1330

PARCEL NO. 1333

PARCEL NO. 1271

383.87' N 68°08'00"W 951.41  
 1/2" I.R.  
 7-M-I 1±  
 S 16°36'00"W 221.94'  
 1/2" I.R.  
 08°00"E 949.09

PARCEL NO. 1287-J  
2.422 ACRES ±

S 37°32'00"W 41.81  
 S 01°34'00"W 48.02  
 S 32°18'00"W 85.03  
 M-4531

PARCEL NO. 1287-C  
4.835 ACRES ±

L NO. 1287-G  
17 ACRES ±

78°54'00"E 862.82  
 8°54'00"W

TRAIL  
 1/2" I.R.  
 4.00  
 375.00  
 117.00  
 113.18

S 57°42'00"W 185.03  
 S 64°48'00"W 117.00  
 70.00  
 1/2" I.R.

S 78°18'00"E 684.22  
 N 78°18'00"W 684.22

S 44°58'00"W 75.19  
 S 55°45'00"W 32.18  
 S 87°02'00"W 44.18  
 N 86°32'00"W 130.70

MARTHA B. QUEEN  
 PARCEL NO. 1287-D  
 4.783 ACRES ±

S 48°21'00"E 580.21  
 N 48°21'00"W 580.21  
 51.00  
 174.12  
 N 47°12'00"E  
 1/2" I.R.  
 100.15  
 1/2" I.R.

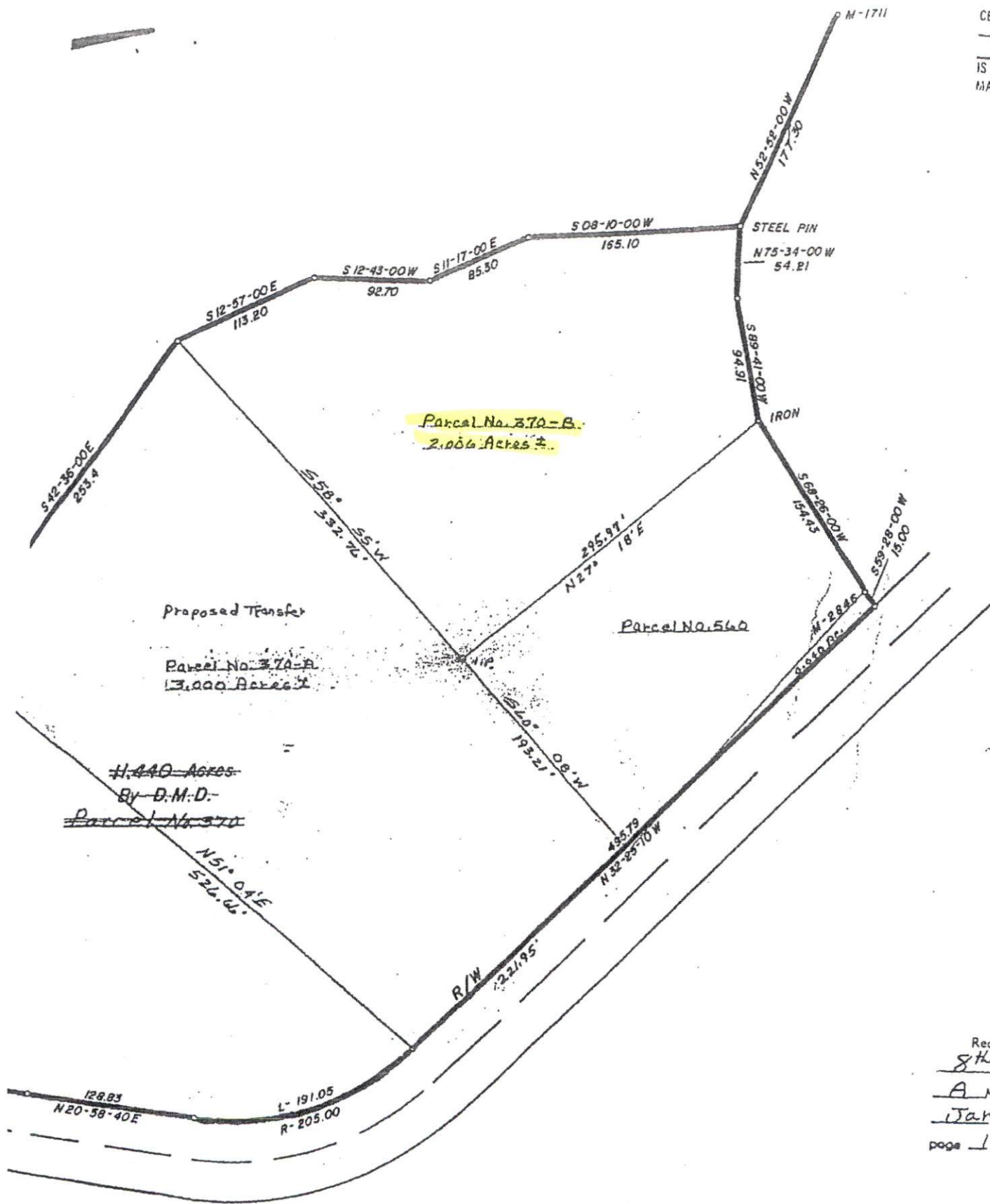
S 64°07'00"W 93.23  
 S 50°17'00"W 78.64  
 M-4535

N 22°27'00"W 479.88

N 75°36' 128



CERTIFY TH.  
PA  
WOL  
IS IN ALL  
MADE ON



~~11.440 Acres~~  
~~By D.M.D.~~  
~~Parcel No. 370~~

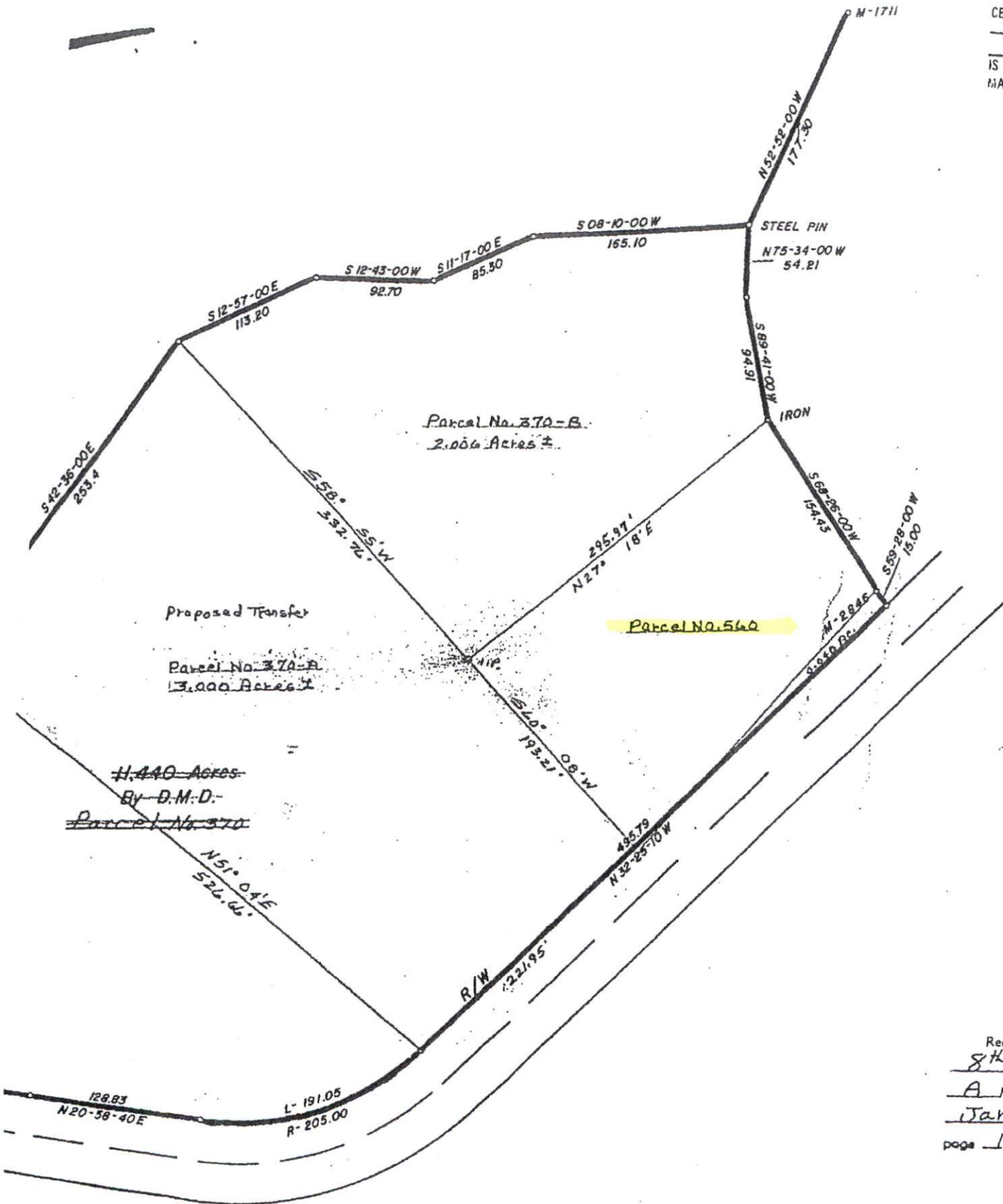
Parcel No. 370-B  
2.006 Acres ±

Parcel No. 560

Rec  
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page 1

U. S.

CERTIFY TH.  
PL  
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IS IN ALL  
MADE ON



Rec  
8th  
A  
Jan  
page 1

U. S.

The attached Resolution/Ordinance No. 153 dated APRIL 2, 2024 was:

PASSED ( X )

KILLED ( )

and ratified in open Council on APRIL 2, 2024 by 100 voting for the act and 0 members voting against it as follows:

VOTE	FOR	AGAINST	ABSTAIN	ABSENT
Richard French	X			
Perry Shell	X			
Boyd Owle	X			
Bucky Brown	X			
Tom Wahnetah	X			
David Wolfe	X			
Adam Wachacha	X			
Mike Parker	X			
Bo Crowe	X			
Jim Owle	X			
Dike Sneed	X			
Michael Stamper	X			
	100	0	0	0

*Mike Parker*

TRIBAL COUNCIL CHAIRMAN

*Michelle Thompson*

ENGLISH CLERK

*Michael Hicks*

PRINCIPAL CHIEF

APPROVED (✓) VETOED ( )

VETO UPHeld ( ) VETO DENIED ( )

DATE: 4-3-24

I hereby certify that the foregoing act of the Council was duly:

PASSED ( )

KILLED ( )

and ratified in open Council after the same has been interpreted by the Official Interpreter and has been fully and freely discussed.

INTERPRETED ( )

OMITTED ( )