

1 Case No. 1076
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6 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF LINCOLN
8

9 In the Matter of the Estate of
10 JOSEPHINE M. WRIGHT,
11 Deceased.

NO 1076
FILED
June 19 1972
L. J. Wadsworth
COUNTY CLERK

12
13 AMENDED
14 ORDER CONFIRMING SALE OF
15 REAL AND PERSONAL PROPERTY

DEPUTY

16 Comes now JOHN H. McNAMEE, as Executor of the Estate of
17 Josephine M. Wright, Deceased, and proves to the satisfaction of
18 the Court that his return of sale of certain real and personal
19 property of said estate was duly filed in the office of the Clerk
20 of this Court on the 2nd day of May, 1972; that thereupon the
21 Clerk fixed the 22nd day of May, 1972, as the day for hearing
22 thereof, and gave due notice of said hearing as required by law,
23 and thereupon after examining the return and hearing the evidence,
24 the Court finds therefrom that said real and personal property
25 was sold to EARL C. WILLIAMS, or Nominee, for the sum of Five
26 Hundred Thousand Dollars (\$500,000.00), One Hundred Thousand
27 Dollars (\$100,000.00) at the close of escrow and the balance of
28 Four Hundred Thousand Dollars (\$400,000.00) payable over a period
29 of twenty (20) years, that being the highest and best bid there-
30 for; that it is to the best interests of this estate that said
31 sale be confirmed; that said sale was legally made and fairly
32 conducted; that notice of the time, place and terms of said sale
were duly given in the manner and form as prescribed by law and

1 and that said notices described said land and personal property
2 as the same is hereinafter described; that said real and personal
3 property was appraised within one year of the time of such sale,
4 and that the price obtained at such sale is at least ninety per
5 cent of said appraised value; that the price obtained thereat is
6 not disproportionate to the value of the property sold; that a
7 sum exceeding said bid at least ten per cent, exclusive of the
8 expense of a new sale, cannot be obtained; and no person object-
9 ing thereto or offering a higher price; that the said Executor
10 in all things proceeded with and managed such sale as required by
11 law in such cases made and provided; and that all the allegations
12 of said return and petition are true.

13 IT IS HEREBY ORDERED, that the sale of the real and personal
14 property hereinafter described to EARL C. WILLIAMS, or Nominee,
15 for the sum of Five Hundred Thousand Dollars (\$500,000.00), One
16 Hundred Thousand Dollars (\$100,000.00) payable at the close of
17 escrow and the balance of Four Hundred Thousand Dollars
18 (\$400,000.00) payable over a period of twenty (20) years, be
19 and the same is hereby confirmed upon the following terms and
20 conditions: \$10,000.00 was paid on the opening of the escrow,
21 \$90,000.00 is to be paid at the closing of escrow, and the
22 balance of \$400,000.00 is payable over a period of twenty (20)
23 years in equal annual installments together with interest at the
24 rate of seven per cent (7%) payable quarterly, secured by a
25 promissory note and purchase money deed of trust. The Executor
26 is to pay the cost of a Final Abstract of Title; all taxes,
27 interest and any other costs and expenses shall be prorated as
28 of the Close of Escrow. And upon payment of said sum the Execu-
29 tor is directed to execute to said purchaser a deed of conveyance
30 thereof to the following described real and personal property,
31 situate in the County of Lincoln, State of Nevada, to wit:
32

McNamee, Nelson & Blodgett
ATTORNEYS AT LAW
215 SOUTH THIRD STREET
LAS VEGAS, NEVADA

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1 Real Property located in Township 5 South, Range 60 East, Lincoln
2 County, Nevada, together with the water rights thereto, commonly
3 known as the Geer Ranch, Hiko, Nevada, and the personal property
located therein and thereon, as follows:

- 4 S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 14
- NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{2}$ SE $\frac{1}{4}$, Section 23
- 5 SW $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 24
- NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25
- 6 NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 26
- SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$, Section 36
- 7 NE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 25
- N $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 36
- 8 SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 10
- SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 11

9 134 A.U.M.

10 1959 Willys Jeep Pickup, Serial #TW6L22684171
Equipment located at Geer Ranch, Hiko, Nevada:

- 11 1 New Holland Baler, Model 282
- 12 1 New Holland Side Delivery Rake Roll-A-Bar, Model 259
- 1 Tandem 2-Way Disc
- 1 Farmall Model 300 Tractor (10 yrs.)
- 13 1 Farmall Model 200 Tractor (10 yrs.)
- 1 Farmall Model H Tractor (20 yrs.)
- 14 1 Hay Wagon

15 Farm Implements

16 Tools

Miscellaneous Supplies

17 Hay and Feed

Cattle (approximately):

- 18 296 Hereford cows (3 to 15 years)
- 4 Hereford bulls
- 205 Hereford calves
- 100 Yearlings.

19 Miscellaneous supplies

20 Any and all equity sellers may have toward purchase price
of 1970 Brookdale #2923 mobile home located on the
21 real property herein described, which mobile home is
leased from Mico Mobile Sales & Leasing, Inc. for a
22 term ending January 31, 1974 at a monthly rental of
\$103.50, which lease buyer agrees to assume and to
23 make all payments thereon, holding sellers harmless
from any obligations of any kind or nature in relation
thereto.

24 Brand $\text{\textcircled{S}}$

Water rights pertaining to ranch.

25
26 Dated, June _____, 1972.

District Judge

27 Submitted by:

28
29 McNAMEE, McNAMEE & RITTENHOUSE

30 By Franklin Rittenhouse
31 Attorneys for Executor
32 319 South Third Street
Las Vegas, Nevada 89101

CERTIFICATION OF COPY

STATE OF NEVADA
COUNTY OF LINCOLN

I, LeDra F. Wedemuth the duly elected, qualified and acting Clerk of Lincoln County, in the State of Nevada and Ex-Officio Clerk of the District Court, do hereby certify that the foregoing is a true, full and correct copy of the original:

AMENDED ORDER CONFIRMING SALE OF REAL AND PERSONAL PROPERTY

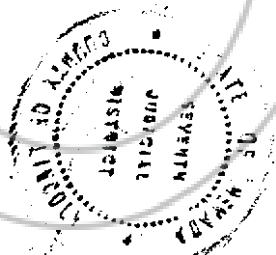
FILED: June 19, 1972

now on file and of record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Court at my office in Pioche, Nevada, this 19 day of June, 19 72

LeDra F. Wedemuth
Clerk

Deputy Clerk



Subscribed

No. 51702

FILED AND RECORDED AT REQUEST OF
John McNamara

June 19, 1972

AT 1 MINUTES PAST 10 O'CLOCK

A.M. IN BOOK 4 OF OFFICIAL
RECORDS, PAGE 358-362 LINCOLN

COUNTY, NEVADA

Frank Belcher
COUNTY RECORDER

100

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