

1 CASE NO. 1073

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FILED

2
3 June 19 1972
4 *Leona J. Wadsworth* COUNTY CLERK
5 DEPUTY

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)
10 of)
11 FRANKLIN DON WADSWORTH, Deceased.)

12
13 ORDER OF CONFIRMATION OF SALE OF REAL AND PERSONAL
PROPERTY AND AUTHORIZATION TO EXECUTE QUIT CLAIM DEED

14 The petition of FRANKLIN BRENT WADSWORTH and DON SCOTT
15 WADSWORTH, Co-Executors of the above entitled estate, coming on
16 regularly for hearing, and proof being made to the satisfaction
17 of the Court,

18 THE COURT FINDS:

- 19 1. That notice of this hearing has been given according to law.
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21 2. That the allegations contained in said petition
22 are true.
23
24 3. That under the provisions of the Last Will and
25 Testament of decedent, the Co-Executors are authorized to sell,
26 either at public or private sale, any real or personal property
27 belonging to the estate of decedent, upon such terms as may be
28 considered advisable.
29
30 4. That pursuant to the authority granted in the Last
31 Will and Testament of decedent, and in accordance with NRS
32 148.080, the Co-Executors have made sales of real and personal
property to Neil J. Stratton, Winston Stratton and Glenn Stratton,
doing business as Kolob Land & Cattle Co., for the sum of \$8,000.00,

1 and to G. M. McClintock for the sum of \$62,000.00.

2 5. That all of the \$62,000.00 received from the sale
3 of livestock to G. M. McClintock were paid over to Utah Farm
4 Production Credit Association in satisfaction of a loan on said
5 livestock and other personal property secured by a financing
6 statement.

7 6. That the Estate of decedent has an equitable one-
8 third interest in certain real property in the County of Iron,
9 State of Utah; that the other undivided two-thirds interest is
10 owned by John M. Wadsworth and Margaret A. Wadsworth. That said
11 John M. Wadsworth and Margaret A. Wadsworth desire to purchase
12 the one-third interest of said estate in and to this real
13 property; that they are willing to accept a quit claim deed,
14 and to purchase the property in its present legal status and will
15 assume all further responsibility with respect to the title
16 thereto without ancillary proceedings by the Co-Executors in
17 the State of Utah. That the sum of \$4,600.00 offered for the
18 purchase of the estate's interest in said property is a fair
19 and equitable sum.

20 IT IS, THEREFORE, ORDERED, ADJUDGED, and DECREED as
21 follows:

22 1. That the sale by the Co-Executors of the Estate of
23 FRANKLIN DON WADSWORTH, Deceased, to NEIL J. STRATTON, WINSTON
24 STRATTON and GLENN STRATTON, doing business as KOLOB LAND &
25 CATTLE CO., for the sum of \$8,000.00, for the following described
26 real and personal property of the estate:

27 Lot 2, Section 2, Township 4 South, Range 69 East,
28 M. D. B. & M., Lincoln County, Nevada, known as
29 Oak Well Springs, together with all improvements
located thereon; and

30 All water rights at Oak Well Spring, being Appli-
31 cation No. 25323, filed with and approved by the
32 Office of the State Engineer for the State of
Nevada; and

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Grazing Privileges, being described as follows:

Oak Well allotment. Notice 12/22/67, final 3/1/71

Class I3373
Capacity 511

Season CYL
Active 511 AUM's

be, and the same hereby are, approved, and the Co-Executors are hereby authorized to convey said real and personal property to said Neil J. Stratton, Winston Stratton and Glenn Stratton, doing business as Kolob Land & Cattle Co. Said Lot 2, Section 2, Township 4 South, Range 69 East, M. D. B. & M., Lincoln County, Nevada, shall be conveyed to the purchasers by quit claim deed, and the purchasers will accept said property in its present condition of title and will assume all responsibility for perfecting any title thereto if the same becomes necessary.

2. That the sale by the Co-Executors of the Estate of FRANKLIN DON WADSWORTH, Deceased, to G. M. McCLINTOCK, for the sum of \$62,000.00, for the following described personal property of the estate:

410 head of cattle of all sizes, including baby calves, weaner calves, yearlings, cows and seven bulls

be, and the same hereby is, approved and confirmed.

3. That the payment of the \$62,000.00 received from G. M. McClintock to the Utah Farm Production Credit Association by the Co-Executors, in satisfaction of a promissory note secured by a financing statement, is hereby approved and ratified.

4. That the Co-Executors of the Estate of FRANKLIN DON WADSWORTH be, and they are hereby, authorized to execute a quit claim deed conveying to JOHN M. WADSWORTH and MARGARET A. WADSWORTH, husband and wife as Joint Tenants, with right of survivorship, the equitable one-third interest of the estate in and to the following described real property in the County of Iron, State of Utah:

The SW 1/4, and the SW 1/4 of the NW 1/4 of Section 25; the E 1/2 of the SE 1/4, and Lots 3 and 4, of Section 26; Lots 1, 2 and 3,

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and the E 1/2 of the NE 1/4 of Section 35;
the N 1/2 of the NW 1/4 of Section 36,
Township 35 South, Range 20 West, S.L.B. &M.,
Except L.A. & S.L.R.R. Right of Way (25 acres)
and State Highway (8 acres), together with
water rights, grazing privileges, lease rights
and improvements, in that property known as
Bishop's Ranch.

for the sum of \$4,600.00. Said purchasers are to accept said
quit claim deed conveying said property in its present legal
status, without ancillary proceedings of the estate of decedent
in the State of Utah, and will assume all further responsibility
with respect to the title thereto.

DATED this 19 day of June, 1972.

Roscoe H. Wilkes
District Judge

EARL & EARL
BY Earl & Earl
Attorneys for Co-Executors
228 South Fourth Street
Las Vegas, Nevada 89101

No. 51704
FILED AND RECORDED AT REQUEST OF
SCOTT WILSON
JUNE 19, 1972
AT 3.8 MINUTES PAST 11 O'CLOCK
A.M. IN BOOK 4 OF OFFICIAL
RECORDS, PAGE 385-388 LINCOLN
COUNTY, NEVADA.
Ernie Robinson
COUNTY RECORDER