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Case No. 1076

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF LINCOLN

In the Matter of the Estate of  
JOSEPHINE M. WRIGHT,  
Deceased.

NO. 1076

FILED

June 19 1972  
Debra J. Wadsworth

COUNTY CLERK

AMENDED  
ORDER CONFIRMING SALE OF  
REAL AND PERSONAL PROPERTY

DEPUTY

Comes now JOHN H. McNAMEE, as Executor of the Estate of Josephine M. Wright, Deceased, and proves to the satisfaction of the Court that his return of sale of certain real and personal property of said estate was duly filed in the office of the Clerk of this Court on the 2nd day of May, 1972; that thereupon the Clerk fixed the 22nd day of May, 1972, as the day for hearing thereof, and gave due notice of said hearing as required by law, and thereupon after examining the return and hearing the evidence, the Court finds therefrom that said real and personal property was sold to EARL C. WILLIAMS, or Nominee, for the sum of Five Hundred Thousand Dollars (\$500,000.00), One Hundred Thousand Dollars (\$100,000.00) at the close of escrow and the balance of Four Hundred Thousand Dollars (\$400,000.00) payable over a period of twenty (20) years, that being the highest and best bid therefor; that it is to the best interests of this estate that said sale be confirmed; that said sale was legally made and fairly 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

McNamee, Williams & Williams  
ATTORNEYS AT LAW  
810 SOUTH THIRD STREET  
LAS VEGAS, NEVADA

Ind. PS

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

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  
4 located therein and thereon, as follows:

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

- 15 134 A.U.M.
- 16 1959 Willys Jeep Pickup, Serial #TW6L22684171
- 17 Equipment located at Geer Ranch, Hiko, Nevada:
- 18 1 New Holland Baler, Model 282
- 19 1 New Holland Side Delivery Rake Roll-A-Bar, Model 259
- 20 1 Tandem 2-Way Disc
- 21 1 Farmall Model 300 Tractor (10 yrs.)
- 22 1 Farmall Model 200 Tractor (10 yrs.)
- 23 1 Farmall Model H Tractor (20 yrs.)
- 24 1 Hay Wagon

- 25 Farm Implements
- 26 Tools
- 27 Miscellaneous Supplies
- 28 Hay and Feed
- 29 Cattle (approximately):
- 30 296 Hereford cows (3 to 15 years)
- 31 4 Hereford bulls
- 32 205 Hereford calves
- 100 Yearlings.

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

Brand  $\oplus$   
Water rights pertaining to ranch.

26 Dated, June 19, 1972.

S. Roscoe H. Wilkes  
District Judge

27 Submitted by:  
28  
29 McNAMEE, McNAMEE & RITTENHOUSE  
30  
31 By Franklin Rittenhouse  
32 Attorneys for Executor  
319 South Third Street  
Las Vegas, Nevada 89101

CERTIFICATION OF COPY

STATE OF NEVADA  
COUNTY OF LINCOLN

I, Leora F. Wadsworth 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 CONFORMING 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

Leora F. Wadsworth  
Clerk

Deputy Clerk



No 51765 Recorded at the request of JOHN H. MCNAMEE at 9:10 A.M. this 10<sup>th</sup> day of July, A.D. 1972 in Book 4 on page 453 Official Records of Lincoln County, Nev.

Bernice B. ...  
County Recorder