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CLERK
LINCOLN COUNTY, NEV.
David Peterson
DEPUTY

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

9 IN THE MATTER OF THE ESTATE)

10 OF)

11 CHARLES LYNCH CONNOR, also)
12 known as CHARLES L. CONNOR,)
13 also known as CHARLES CONNOR,)

14 Deceased.)

) ORDER APPROVING FIRST AND
) FINAL ACCOUNT, PETITION
) FOR DISTRIBUTION AND TO
) SET ATTORNEY'S FEES

15 The verified First and Final Account, Petition for
16 Distribution and to Set Attorney's Fees and Appraisers' Fees of
17 MARIE M. CONNOR, Executrix, coming on regularly for hearing this,
18 the 11th day of December, 1987, and due proof having been made to
19 the satisfaction of this Court, and the Court so finding that the
20 Clerk has given notice in all respects according to law, and GARY
21 D. FAIRMAN, ESQ., a Professional Corporation, Counsel for said
22 Executor of said Estate, being personally present in Court, and
23 no objections having been filed to said First and Final Account,
24 Petition for Distribution, and To Set Attorney's Fees and
25 Appraisers' Fees;

26 THE COURT NOW FINDS that CHARLES LYNCH CONNOR, also

1 known as CHARLES L. CONNOR, also known as CHARLES CONNOR, died
2 testate on the 29th day of May, 1987, in the County of Lincoln,
3 State of Nevada, and at the time of his death was a resident and
4 domiciliary of Lincoln County, Nevada; that MARIE M. CONNOR was
5 appointed by the above-entitled Court as Executrix of the Estate
6 of said Decedent on the 14th day of September, 1987; that the
7 posting of bond was waived by this Court due to the value of the
8 estate being real property or an interest therein; that
9 thereafter, on the 14th day of September, 1987, said Executrix
10 qualified and Letters of Summary Administration were issued to
11 her, which Letters have never been revoked, and the said MARIE M.
12 CONNOR ever since has been and still is now the duly appointed,
13 qualified and acting Executrix of the Estate of CHARLES LYNCH
14 CONNOR, also known as CHARLES L. CONNOR, also known as CHARLES
15 CONNOR, Deceased.

16 THE COURT FURTHER FINDS:

17 That Notice to Creditors was published in the Lincoln
18 County Record, a legal newspaper published in Caliente, Lincoln
19 County, State of Nevada, for the time and in the manner required
20 by statute, due proof of publication being on file herein; That
21 no creditor's claims were filed against the Estate.

22 That due to the nature and the value of the Estate, the
23 Executrix filed an Inventory and Appraisement with this Court on
24 November 30, 1987, showing the gross value of said Estate to be
25 Fifty Nine Thousand Four Hundred Thirty Five Dollars
26 (\$59,435.00);

1 That due to the value of said Estate, it is not
 2 necessary for said Executrix to file a Federal Estate Tax Return
 3 for the year 1987;

4 That the heirs at law, devisees and legatees of the
 5 Decedent are as follows:

6	<u>NAME AND ADDRESS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
7	MARIE M. CONNOR P. O. Box 382 8 Pioche, Nevada 89043	Over 21	Wife
9	BILL CONNOR P. O. Box 384 10 Pioche, Nevada 89043	Over 21	Son
11	JANE JOHNSON 2002 West Pinewood Way 12 Oak Harbor, Washington 98277	Over 21	Daughter
13	MARY NEWTON 6509 Hill View 14 Las Vegas, Nevada 89107	Over 21	Daughter
15	LYNN GERARD 6420 Brandywine Way 16 Las Vegas, Nevada 89107	Over 21	Daughter
17	ANNE O. CONNOR 336 Ocean Drive West 18 Stamford, Connecticut 06902	Over 21	Daughter

19 That the Executrix, MARIE M. CONNOR, has performed all
 20 duties and services required of her as Executrix of said Estate
 21 and although entitled to compensation has declined to accept the
 22 same; that GARY D. FAIRMAN, a Professional Corporation has
 23 rendered legal services to the Executrix and to the Estate and is
 24 entitled to compensation therefore and that said Attorney has
 25 agreed with the Executrix that a fee in the sum of \$ 1250
 26 is reasonable and proper subject to approval by the above-

1 entitled Court; that said Attorney has advanced the sum of Twenty
2 Two Dollars and Twenty Cents (\$22.20) as costs and expenses in
3 connection with his representation of the Executrix of the Estate
4 and he is entitled to reimbursed for the costs so advanced; that
5 WILLIAM T. LLOYD was appointed Appraiser in said Estate, and to
6 the date hereof has received no compensation for services
7 rendered herein, but has submitted charges in the sum of Fifty
8 Dollars (\$50.00).

9 That the Estate is now in a condition to be settled and
10 distributed pursuant to said First and Final Account, Petition
11 for Distribution and to Fix Attorney's Fees and Appraisers' Fees,
12 as filed by the Executrix;

13 From the foregoing, the Court makes its Order as
14 follows:

15 ORDER

16 IT IS HEREBY ORDERED that said First and Final Account
17 be, and the same is hereby allowed, approved and settled, and
18 found correct in all respects;

19 IT IS HEREBY FURTHER ORDERED that said Estate,
20 consisting of the following property be distributed to the the
21 heirs entitled thereto pursuant to the Last Will and Testament
22 thereto of the Decedent, to-wit:

23 Real Property: Value
24 A one-quarter (1/4) interest in the following
25 described real property located in Lincoln
County, State of Nevada, to-wit:

26 Plot of land in the NE1/4, SE1/4, NE1/4
Sec. 22, T. 1 N., R. 67 E., described as

1 follows: Commencing at a point on the Town-
 2 site line where said Townsite line intersects
 3 the line of the Nevada Des-Moines Mining pro-
 4 perty and being situate on the section line
 5 932 feet south of the section corner common
 6 to Sections, 14, 15, 22 & 23, T. 1 N., R. 67
 7 E., M.D.B. & M.; thence running along said
 8 section line in a southerly direction 1496
 9 feet; thence running N. 83° 32' W. 92 feet;
 10 thence running S 40° 44' W. 1200 feet; thence
 11 running N. 83° 30' W. 32 feet; thence running
 12 N. 21° 51' W. 520 feet; thence running N
 13 6° W. 722 feet thence running S 82° 31' E. 268
 14 feet; thence running N. 15° E. 560 feet; thence
 15 running N. 70° W. 100 feet; thence running N.
 16 15° W. 640 feet; thence running S. 70° E. 1204
 17 feet to place of beginning. Said parcel or
 18 portion of land hereinabove described being a
 19 portion of Section 22, T. 1 N., R. 67 E.;
 20 expressly excepting and reserving from the land
 21 above described all of the lots and blocks, all
 22 streets, alleys and cemeteries shown on the
 23 official map of the Town of Pioche, Lincoln
 24 County, Nevada, and all supplements thereto. Also
 25 excepting that parcel of land described as being
 26 at the SE corner of Lot 38 in Block 18 in Pioche
 Town then running Southerly 20 feet, thence Easterly
 75 feet to the point of beginning, directly South of
 and adjoining Lot 38 Block 18.

TOGETHER with the tenements, hereditaments and
 appurtenance thereto belonging or appertaining,
 and the reversions, remainders, rents, issues
 and profits thereof.

Value: \$ 3,635.00

Property located in Clark County, State of Nevada:

E 1/2, SW 1/2, SE 1/4, NE 1/4 Section #4, T.
 ss S., R. 63 E., Mount Diablo Meridian, Nevada,
 commonly known as: 5 acres of unimproved
 land, Henderson, NV 89015

Value: \$55,000.00

Personal Property:

A one-half (1/2) interest in a 1969 Ford Pickup
 Truck, VIN F10YRE96219

Value: \$ 250.00

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A 1964 Dodge Stake 3/4 ton truck VIN 1281347331	Value: \$ 200.00
A 1956 Willy's Jeep VIN 5416824233	Value: \$ 350.00
TOTAL VALUE:	\$59,435.00

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that the above described real property and interest therein be distributed as follows:

(a) MARIE M. CONNOR

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that MARIE M. CONNOR, Executrix pay the following expenses:

Attorney's fees to GARY D. FAIRMAN, a Professional Corporation, in and for services rendered in the sum of \$ 1250⁰⁰, together with costs advanced in the sum of \$22.20; WILLIAM T. LLOYD, Appraiser, in the sum of \$50.00.

IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that at such time as said Executrix has made all proper transactions in accordance with this Order, and has paid all expenses pursuant to this Order, that Petitioner be discharged from that portion of her trust.

DONE AND DATED this 11th day of December, 1987.

The document to which this certificate is attached is a full, true and correct copy of the original, on file and of record in the County Clerk's Office, Pioche, Nevada.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this 11th day of December, 1987.

S. Marilyn H. Hoyt
DISTRICT JUDGE

John W. Anderson
Deputy Clerk

COPY

NO. 68137
FILED AND RECORDED AT REQUEST OF
Gary Fairman
15 December 1987
AT 55 MINUTES PAST 11 O'CLOCK
A.M. IN BOOK 78 OF OFFICIAL
RECORDS, PAGE 65 LINCOLN
COUNTY, NEVADA


COUNTY RECORDER
Frank C. Hulse