

1 Case No. 6-4-92 1r

2 DEED NO: 42

3
4 *[Signature]*
5 DEED

6 SEVENTH JUDICIAL DISTRICT COURT
7 LINCOLN CO., NEVADA

8 IN THE MATTER OF THE ESTATE)
9 OF) ORDER
10 HOMER LEE BURCH.)
11 Deceased)

12 Now comes James L. Wadsworth, the Administrator of said estate,
13 and proves to the satisfaction of the court that his return of
14 sale of real estate was duly filed in the office of the clerk of
15 this court on April 16, 1992; that the clerk thereupon fixed
16 May 8, 1992, as the day for the hearing thereof, and due notice
17 of the hearing was given as required by law, and thereon after
18 examining the return and hearing evidence the court finds there-
19 from, that said property was sold to Jerry and Victoria A. Carter
20 for the sum of \$9,000.00 in cash that being the highest and best
21 bid therefor; that there is good reason for said sale upon the
22 grounds that the heirs of deceased requested that the same be sold
23 through the estate proceedings, they being out of state residents
24 and management of the property would be cumbersome; that said sale
25 was legally made and fairly conducted; that notice of the time,
26 place and terms of said sale was duly given in the manner and form
27 prescribed by law and that said notices described said land as the
28 same is herein described; that said property was appraised within
one year of the time of sale, and that the price

1 obtained thereon is at least ninety percent (90%) of said ap-
 2 praised value; that the price obtained at said sale is not dis-
 3 proportionate to the value of the property sold; that a sum exceed-
 4 ing said bid in at least ten percent (10%), exclusive of the ex-
 5 pense of a new sale cannot be obtained; and no person objecting
 6 thereto or offering a higher price; that said James L. Wadsworth
 7 in all things proceeded with and managed such sale as required
 8 by law in such cases made and provided; and that all the allega-
 9 tions of said return and petition are true.

10 IT IS ORDERED by the court that the sale of the real estate
 11 hereinafter described to Jerry and Victoria A. Carter for the sum
 12 of \$9,000.00, be and the same is hereby confirmed and on payment
 13 of the price aforesaid, payable \$1,000.00 down and the balance of
 14 \$8,000.00 on or before May 29, 1992, said James L. Wadsworth is
 15 directed to execute to said purchasers a deed of conveyance there-
 16 of. Said land is described as follows:

17 All the right title and interest of the Estate of
 18 Homer Lee Burch in Lot Nine (9) in block C, Caliente
 19 Nevada, Assessors Parcel No. 03-141-07, common street
 20 address, 857 Lincoln Street, Caliente, Nevada.

21 Dated: May 2, 1992.

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Submitted by:
James L. Wadsworth
 James L. Wadsworth
 Box 598, 500 Main Street
 Panaca, NV 89342
 Nev. Bar No. 00807

Marilyn H. Hoyt
 District Judge

This 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 and for the County of Lincoln, State of Nevada, this 2 day of May 19 92

(2) _____
 Clerk
Deputy Clerk
 Deputy Clerk

COPY

098404

FILED AND RECORDED AT REQUEST OF
James L. Wadsworth
May 8, 1992

AT 45 MINUTES PAST 11 O'CLOCK
A.M. IN BOOK 101 OF OFFICIAL
RECORDS, PAGE 175 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER

COUNTY RECORDER

By *Mara Condie*, Deputy