

1 GEORGE D. FRAME, LTD.
2 George D. Frame, Esq.
3 State Bar No. 000591
4 218 South Maryland Parkway
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7 Attorney for Executor

FILED

3 AUG 27 AM 10

DISTRICT COURT
LINCOLN COUNTY, NEVADA

8 In the Matter of the Estate of)
9 HAROLD L. BROWN,)
10 Deceased.) Case No. P 1367

11
12 ORDER SETTLING FIRST AND FINAL ACCOUNT AND
13 DECREE OF DISTRIBUTION

14 Date of hearing: August 27, 1993
15 Time of hearing: 10:30 a. m.

16 WILLIAM H. BROWN, Executor of the Estate of HAROLD L.
17 BROWN, Deceased, having rendered and filed on the 4th day of
18 August, 1993, his First Account and Report of Administration,
19 Petition for Payment of Attorney's Fees and Distribution, and
20 the said account and petition having come on regularly to be
21 heard this 27th day of August, 1993, and proof having been made
22 to the satisfaction of the Court that Notice of Settlement of
23 said account and hearing on the Petition for Distribution and
24 for attorney's fees and costs, has been given in the manner and
25 for the time required by law, the Court finds:

- 26 1. Said account is in all respects true and correct.
27 2. Due and legal Notice to Creditors of said estate has
28 been given in the manner and for the time required by law. That

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2 there were multiple creditors' claims filed. That all claims,
3 except the claim of ROY A. WOOFER, have been settled and paid.
4 That the claim of ROY A. WOOFER for \$1,516.00 shall be paid
5 upon the entry of this Decree.

6 3. That all claims and debts against said decedent and
7 against said estate, and all debts, expenses and charges of
8 administration have been fully disclosed and a plan has been
9 agreed upon to fully pay and discharge said expenses within a
10 period of ninety days following the entry of this Order
11 authorizing the same, and there are no federal estate taxes due
12 from the estate or personal property taxes due and payable by
13 the estate, and that said estate is ready for distribution and
14 now in a condition to be closed.

15 4. That the whole of said estate was the separate property
16 interest of the decedent.

17 5. That the Executor has incurred expenses in the
18 administration of this Estate paid from his personal funds in a
19 total sum of \$3,133.87. That a plan has been agreed upon
20 between the heirs and Executor for payment of these expenses
21 within a period of ninety days following the entry of this
22 Order.

23 6. That the Executor is entitled to receive the sum of
24 \$8,577.91 as fees for the ordinary services and the sum of
25 \$2,000.00 as fees for the extra-ordinary services rendered in
26 the administration of this Estate. That a plan has been agreed
27 upon between the heirs and Executor for payment of these
28

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2 expenses within a period of ninety days following the entry of
3 this Order.

4 7. That GEORGE D. FRAME, ESQ. has rendered to petitioner
5 and the estate ordinary services with a reasonable fee therefor
6 of \$18,570.00 and has rendered to petitioner and the estate
7 extra-ordinary services with a reasonable fee therefor of
8 \$9,950.00. Said attorney has incurred filing, publication,
9 postal, and recording fees in the sum of \$165.00 to date. That
10 a plan has been agreed upon among the heirs, Executor and
11 attorney for payment of these expenses within a period of ninety
12 days following the entry of this Order.

13 8. That under the terms and provision of the Last Will and
14 Testament of the decedent, decedent devised and bequeath the
15 property subject to this administration to his brothers, WILLIAM
16 H. BROWN, PAUL S. BROWN, and BOYD A. BROWN, in equal shares,
17 share and share alike.

18 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

19 1. That the First and Final Account, Report of
20 Administration, Petition for Distribution, and Application for
21 Order Authorizing Payment of Attorney's Fees and Costs, be, and
22 the same is hereby approved, allowed and settled, and the facts,
23 accounts and matters alleged and reported therein are a true,
24 complete and correct record of the administration of said
25 estate.

26 2. That the Executor is hereby authorized and ordered to
27 pay, immediately upon the entry of this Decree, the creditor's
28

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2 claim of ROY A. WOOPTEP in the sum of \$1,516.00.

3 3. That the Executor is hereby authorized and ordered to
4 pay, within ninety days of the entry of this Decree, the sum of
5 \$3,133.87 to WILLIAM H. BROWN as reimbursement of expenses of
6 administration paid from his personal funds.

7 4. That the Executor is hereby authorized and ordered to
8 pay, within ninety days of the entry of this Decree, the sum of
9 \$8,577.91 as ordinary fees and the sum of \$2,000.00 as extra-
10 ordinary fees, or a total of \$10,577.91, to WILLIAM H. BROWN for
11 services rendered in the administration of this Estate.

12 5. That the Executor is hereby authorized and ordered to
13 pay, within ninety days of the entry of this Decree, the sum of
14 \$18,570.00 as ordinary fees and the sum of \$9,950.00 as extra-
15 ordinary fees, or a total of \$28,520.00, to GEORGE D. FRAME,
16 LTD. for legal services rendered in the administration of this
17 Estate.

18 6. That the Executor is hereby authorized and ordered to
19 pay, within ninety days of the entry of this Decree, to GEORGE
20 D. FRAME, LTD. the sum of \$165.46 incurred in costs to date,
21 plus such other certification and recording fees as may be
22 incurred to wind up the transfer of assets in this Estate.

23 7. Taking into account the payment by the Executor of the
24 expenses and fees herein above ordered, said Executrix shall
25 deliver and set over all of the assets of this estate to WILLIAM
26 H. BROWN, PAUL S. BROWN, and BOYD A. BROWN, in equal shares,
27 share and share alike, as specifically provided by the terms of
28

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2 the Will of said decedent.

3 A specific description of said property is:

4 Real property:

5 Varied interests as noted in 340 acres of
6 unimproved real property, Lincoln County,
7 Nevada as follows:

8 Estate's int.:

9 Parcel One - 1/2 interest
10 Undivided one-half interest in 60 acres
11 of unimproved real property, Lincoln
12 County, Nevada, described as NW 1/4 of
13 NE 1/4 and N 1/2 of SW 1/4 of NE 1/4 of
14 Sec. 14, T. 1 N., R. 67 E., M.D.B. & M.

15 Parcel Two - 1/3 interest
16 Undivided one-third interest in 260
17 acres of unimproved real property,
18 Lincoln County, Nevada, described as
19 S 1/2 of NE 1/4 of NE 1/4; S 1/2 of
20 NE 1/4; N 1/2 of SE 1/4; SW 1/4 of SE 1/4;
21 and N 1/2 of SE 1/4 of SE 1/4, all in Sec.
22 11, T. 1 N., R. 67 E., M.D.B. & M.

23 Parcel Three - 100% interest
24 20 acres unimproved real property -
25 Deed 89013, Book 80, Page 261, N 1/2 of
26 NE 1/4 of NE 1/4, Sec. 11, T. 1 N., R. 67 E.,
27 M.D.B. & M., Lincoln County, Nevada

28 100% interest in
36.76 acres unimproved real property,
Lincoln County, Nevada, described as SE 1/4 of
SE 1/4 of S. 32, T.6 S., R.61 E., M.D.B. & M.

100% interest in
House and real property and adjacent unimproved
lots, corner Main and First Street, Caliente,
Nevada, and described as Parcel A: Lot 4 in Block
39 in Thomas E. Dixon Addition to the City of
Caliente, Lincoln Co., Nevada; and,
Parcel B: Lots 1, 2, and 3 in Block A of West
End Addition to City of Caliente, Lincoln
Co., Nevada.

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2 100% interest in
3 Real property and Restaurant "BANK CLUB"
4 Main Street, Pioche, Nevada, described as Lots
24 and 25 in Block 30 in the Town of Pioche,
Lincoln Co., Nevada.

5 Real property with stone house, Clover
6 Street, Caliente, Nevada (Trader Ray property)
7 more fully described in Addendum 1 attached
hereto.

8 Personal Property:

9 1971 Ford vehicle, Model F-100, VIN JT2MA71J0H000

10 1967 Ford Thunderbird, VIN F10YKLO3969

11 1987 Toyota Supra, VIN 7Y82Z2128235

12 Inventory of Knotty Pine Bar and Restaurant,
Caliente, NV

13 Bank Club gaming machines:

14 (1) \$.05 Bally Lucky Sevens #1034-707

(1) \$.05 Bally Lucky Sevens #B73-A

15 (1) \$.05 Bally Bank Club Bonanza #809ZZJ

16 (1) \$.05 Bally Bank Club Bonanza #TL1398 8312

(1) \$.05 Continental #7B571 MHP1717

17 (1) \$.05 Draw Poker #00012

(1) \$.10 Bally Manufacturing #809ZZB MT-6601

18 (1) \$.25 Wild Joker Poker #1972

(1) \$.25 Jacks or Better #0394

19 (1) \$.25 Double Jackpot (3 coin) #105026

(1) \$.25 Bally #830B TL303

20 (1) \$.25 Jacks or Better Draw Poker #DPC 107

(1) \$.25 Bally #1111-205

21 (1) \$.50 Bally (3 coin) #1009-336

(1) \$1.00 Bally (3 coin) #815-14

22 (1) \$1.00 Bally (3 coin) #1090 1088-34-27

(1) \$1.00 Bally #1090-1978

23
24 Cash:

25 Balance of cash in Estate Account
26 Nevada Bank & Trust 1802214 as of 6-30-93
plus any accruing interest thereafter \$7,445.06

27 4. The Executor, WILLIAM H. BROWN is hereby authorized to
28

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2 execute any and all documents required to transfer title to the
3 property herein mentioned (and any other property unknown at
4 this time and which may hereafter be found) to the heirs in the
5 manner provided in the Will and as set forth herein above.

6 5. That appropriate receipts shall be obtained by the
7 Executor upon payment of the creditor's claim, Executor's
8 expenses and fees, and attorney's fees and costs, said expenses
9 and fees to be paid and receipts filed within 90 days of the
10 entry of this Order. Upon the filing of the respective receipts
11 herein, the Executor shall be discharged of his trust, and said
12 estate shall be closed.

13 DATED this 27th day of August, 1993.

14
15 s/ Dan Papp
16 DISTRICT JUDGE

17
18 GEORGE D. FRAME, LTD.

19 By George D. Frame
20 George D. Frame, Esq.
21 State Bar No. 000591
22 218 So. Maryland Parkway
23 Las Vegas, Nevada 89101
24 Attorney for Executor

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 Clerks 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 27th day of Aug, 1993.

25
26 Cornie Logan
27 Clerk

28 Deputy Clerk

ADDENDUM 1

DESCRIPTION

Situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL I:

Being a portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., and described as follows:

BEGINNING at the point of intersection of the South side of Clover Street and the East side of Bank Street;
THENCE Southeasterly along the East side of Bank Street, a distance of one hundred feet (100');

THENCE Northeasterly, at right angles, parallel to the South side of Clover Street, a distance of one hundred sixty-eight feet, five inches (168'5") to a point which is the projection of the East side of the Underhill Residence (Stone) Building;
THENCE Northwesterly at right angles along said projection to the Southeast Corner of the Underhill Residence (Stone) Building;
THENCE at right angles Northeasterly eighteen inches (18");
THENCE at right angles parallel to the East side of the Underhill Residence (Stone) Building to a point on the South side of Clover Street;
THENCE at right angles along the South side of Clover Street a distance of one hundred sixty-nine feet, eleven inches (169'11") to the East side of Bank Street, the **POINT OF BEGINNING**.

PARCEL II:

Being a portion of the North Half (N 1/2) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., and described as follows:

That thirty foot wide strip of land that runs parallel to Clover Street, between the extended side lines of Clark Street, from Bank Street Northeasterly to Denton Avenue.

EXCEPTING THEREFROM that portion as conveyed to Ray B. Moffitt by Virgil Ray Rowan by that certain Grant, Bargain, and Sale Deed dated March 9, 1988 and recorded March 11, 1988 as Document No. 88355 in Book 78, Page 669, Lincoln County, Nevada Records, described as follows:

Being in the North Half (N 1/2) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., and described as follows:

That thirty foot wide strip of land that runs parallel to Clover Street, between the extended side lines of Clark Street, from Denton Street Southeasterly to the stone wall, and fifteen feet, one half, the Southeasterly side, from the stone wall, to Bank Street.

COPY

101292

FILED AND RECORDED AT REQUEST OF
George D. Frame, LTD

December 30, 1993

10:40 MINUTES PAST **2** O'CLOCK

P.M. IN BOOK **108** OF OFFICIAL

RECORDS, PAGE **249** LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

COUNTY RECORDER

By *Lyllie Bouchet*, Deputy