

In the matter of the
Estate of Lester Coates
Deceased.

In the District Court of the 6th Judicial Dist
of the State of Nevada in and for the County
of Esmeralda.

James Williams Public Administrator and
Administrator of the estate of Lester Coates deceased, left unadministered
having duly made a return of his proceedings under the order of sale
of real estate made by this Court on the 11th day of March 1876 in the
matter of said estate and having duly returned an account of sale
verified by his affidavit to this Court
And the said order of sale made by this Court on the said 11th day
of March A D 1876 having authorized the sale of said real property
to be made at private sale, that manner of sale being most
beneficial and for the best interest of said estate and it appearing
from said return and account of sale (and from the examination
of said administrator under oath — as witness duly sworn in
open Court) and it having been found to the satisfaction of this Court
And it further appearing that on the 11th day of January 1876 an
order was made by this Court requiring notice by publication to
be given to all persons interested in said estate to appear and
show cause why said real estate should not be sold; and it
further appearing by the affidavit of John H Dennis one of the
publishers of the Daily Esmeralda Sentinel, a paper published in the
town and County of Esmeralda, State of Nevada, that said notice was
published four successive weeks as prescribed by law, and in said
order made and therein to wit: On the 16th day of March A D 1876
an order was made, duly made, by this Court directing all persons
interested in the said estate to be and appear before this Court at the
Court room thereof at, at the Court house on the town of Esmeralda in
said County of the 27th day of March A D 1876 at 11 O'clock A.M., to
show cause if any they had why an order should not be made
approving and confirming said sale and that notice of at least
ten days be given thereof by posting three notices in conspicuous
places announcing the purport of said order, in the town of Esmeralda,
of the time and place for the hearing in said order petition and
serving a copy of said notice on Messrs Lansing and Hubbard
Attorneys for the absent heirs of said deceased and at said
time and place appointed in said order to show cause, the
said matter of said report and petition having come on for
hearing before this Court in accordance with said order, due
proof having been made according to law that a copy of said
notice had been posted and served in accordance with said
order and the said Administrator appearing in person and by
his counsel DeLoe & Coy, and due proof having been made
of due and personal service upon Messrs Lansing & Hubbard attor-
neys for the absent heirs of said deceased of a copy of the said
notice to show cause, and neither said Attorneys nor any
other person interested in said estate or otherwise appearing
in opposition, and no objection having been made,
And on this said 27th day of March 1876 the said Administrator
appearing in person, and by his said Counsel, and the Court being

Satisfied after a full hearing upon said report petition and examinations of all the proofs and allegations of the parties interested that the value and condition of the property of said estate are as alleged in said report and petition, that the expenses due, and paid, expenses of administration upon said estate will nearly equal the total amount received from the sale of said real estate and the amount of cash received by said administrator, that the real estate sold could not be disposed of in parcels, that the same is so situated that the whole can be sold at much better advantage to the estate, and it is to the best interest of said estate to sell the entire real estate, that the value of said real estate sold is \$250, that for the purpose of paying said expenses of said estate and under and by virtue of said order of sale, said Administrator did on the 14th day of March 1876, sell at private sale to John Mc Norton & J. A. Millick the said real estate in said report and petition and hereinafter particularly described for the sum of \$250.00 dollars for cash to be paid by said purchaser upon the confirmation of said sale by this Court, that said sale was legally made and fairly conducted that a private sale is much more advantageous to said estate than a public sale would be, that the said sum of \$250.00 is not disproportionate to the value of the property sold, that a sum exceeding such sum of \$250.00 at least ten per cent, exclusive of the expenses of a new sale cannot be obtained, that the mode, manner terms and time of sale are most beneficial to said estate and that the proceedings were in all respects strictly conducted as required by law, and by said order of Court and no good reason appearing to this Court why the said order prayed for should not be granted and no objection or exception having been made or filed thereto by any person whatever and on due deliberation and consideration being had in the premises on motion of said Counsel.

It is hereby ordered, adjudged and decreed that said sale of said real estate so made by said Administrator at private sale to said John Mc Norton and J. A. Millick as in said report and petition set forth be, and the same is hereby approved and confirmed and declared definitely valid.

And the said Administrator is hereby authorized empowered and ordered on compliance with said purchaser with the terms of said sale to execute acknowledge and deliver to them a proper legal conveyance of said property so sold to them as aforesaid conveying to them all the right, title interest and estate of said intestate in the said premises at the time of his death and also all the right, title and interest that the said estate by operation of law or otherwise may have acquired in the said premises, other than or in addition to that of the said intestate at the time of his death.

The following is a particular description of the said real estate the sale whereof as aforesaid is hereby approved

and confirmed and of which the said conveyance is hereby directed to be made, as aforesaid to wit: An undivided two hundred and twenty five (225) feet in the Williams mine, on the west side of Prospect Mountain in Eureka Mining District the said mine having been located July 3rd 1872 and containing eight hundred (800) feet the said mining district being then situated in Lander County Nevada. The said mine being situated about one hundred and fifty feet and a little south east from the Lovel mine, the locators of said mine being G W Kinney, C D Lansing, R L Gardner, the said location being recorded February 2nd 1872 by G W Kinney mining recorder of said Eureka Mining District

Henry Rines

Judicial Judge.

Eureka March 27th 1876.

Indorsed

In the dist Court of the Judicial dist Eureka County Nevada.
In the matter of the estate of L Coates deced, Order of Confirmation of Sale real property. Filed March 27th 1876

D H Harmon Clerk.

State of Nevada (S.S.)
County of Eureka

I, D H Harmon, County Clerk and ex-officio Clerk of the District Court, Sixth Judicial District in and for said County, do hereby certify that the above and foregoing is a correct and true copy of the original matter thereof which now remains in my office at Eureka, County and State aforesaid

Seal

In testimony whereof I have hereunto set my hand and affixed the seal of said Court at my Office in the town of Eureka this 30th day of March A.D. 1876

D H Harmon County Clerk

And ex-officio Clerk of the District Court Sixth-Judicial District Eureka County State of Nevada.

Recorded at request of Thomas Laspeyre March 30th A.D. 1876 at 40 min past 3 P.M.

R. L. Chase

Recorder