

Order Confirming Sale of Real Estate

In the District Court of the Sixth Judicial District Clark County
Nevada.

In the matter of the Estate

of
P. P. Budd Dec'd

P. P. Budd administrator of the Estate of P. P. Budd
Dec'd left unadministered having duly made a return of his proceedings under the
order of sale of real estate made by this Court on the 27th day of December A.D.

1879 in the matter of said Estate and having ^{duly} returned an account of said sales
 verified by his affidavit to this Court & notice of the time and place of making re-
 turn of sale having been duly given. Now on this 14th day of June A.D. 1880
 G. Lansing Esq Counsel for the said administrator appearing and Geo W
 Merrill Esq the attorney for the absent and minor heirs also appearing and
 it appearing from said return and account of sales and from the examination
 of D. B. Budd and John Hathaway Witness duly sworn in open Court and
 this Court being fully satisfied after a full hearing upon said return and
 account of sales and an examination of all the proofs and allegations that
 the value and condition of the property of said estate are as alleged in
 the petition for the sale thereof and in the petition for the order confirming
 the sale thereof and that in compliance with the said order of sale made
 by this Court and an act of the Legislature of the state of Nevada said ad-
 ministrator did on said 27th day of December A.D. 1879 sell at private
 sale to S. O. Wells said undivided one half of the real estate in said
 petition and herein after described for the sum of \$3000.⁰⁰ to be paid by said
 purchaser upon the confirmation of said sale by this Court; that the 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 real estate sold is least beneficial to the Estate to be retained and
 most advantageous to be sold that the said sum of \$3000. is not dispro-
 portionate to the value of the property sold; that a sum exceeding such
 sum of \$3000. at least ten per cent, exclusive of 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 no good or any reason
 appearing to this Court why the said order prayed for should not be
 granted and no opposition or exceptions having been made or filed
 thereto by any person whatever and said Geo W Merrill Esq atty for
 the absent and minor heirs having filed his written assent in this Court
 to said sale and to this order, and due deliberation and consideration
 being had in the premises on motion of said G. J. Lansing Esq atty
 for the said administrator. It is hereby ordered adjudged and de-
 creed that said sale of said real estate so made by said administrator
 at private sale to S. O. Wells as in said petition return, and account
 of sales set forth, be and the same is hereby approved and declared
 Valid and the said administrator is hereby authorized empowered and
 ordered upon compliance of the purchaser with the terms of sale to
 execute and deliver to said purchaser proper and legal conveyance
 therefor. The following is a description of the real estate so to be convey-
 ed Viz: an undivided one half of that certain piece and tract of
 land known as the old Meadows Ranch Situate about 12 Miles
 north of Yorks Wells in Louseka County State of Nevada.

Dated at Louseka
 Nevada June 14th 1880

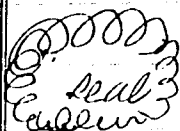
Henry Cives District Judge

State of Nevada }
 County of Louseka }

J. C. R. Dodge, 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 Carsona County and state aforesaid.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court, at office in the Town of Carsona, this 16 day of June A. D. 1880

 seal
C. R. Dodge

C. R. Dodge

And ex-officio Clerk of the District Court, Sixth Judicial District
Carsona County, Nevada

Condensed

51 In District Court 6th Judicial District In the matter of the Estate of G. P. Buckel Dec^d. Order confirming sale of Real Estate Filed June 14th 1880 C. R. Dodge Clerk

Recorded at the Request of C. J. Lansing June 16th A. D. 1880 at 6 P M
Benj. L. Levy Recorder Roy H. P. Steichelman Deputy