

Order Confirming Sale of Real Estate

In the District Court of the Sixth Judicial District, Esmeralda County,
Nevada.

In the matter of the Estate
of
O.P. Budd Dec'd

D.B. Budd administrator of the Estate of O.P. Budd
Dec 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.

duly

1879 in the matter of said Estate and having returned an account of said sales verified by his affidavit to this Court & notice of the time and place of making return of sale having been duly given. Now on this 14th Day of June A.D. 1880 to J. Lansing Esq. Counsel for the said administrator appearing and Geo H. 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 administrator did on said 27th day of December A.D. 1879 sell at private sale to J. O. Wells said undivided one half of the real estate in said petition and herein after described for the sum of \$300. 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 \$300. is not disproportionate to the value of the property sold; that a sum exceeding such sum of \$300. at least ten percent, 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 exception having been made or filed thereto by any person. Whatever and said Geo H. 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 J. Lansing Esq. atty for the said administrator It is hereby ordered adjudged and decreed that said sale of said real estate so made by said administrator at private sale to J. 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 on his power 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 conveyed viz: An undivided one half of that certain piece and tract of land known as the old Meadows Ranch situated about 12 miles North of Lyebs Wells in Lander County State of Nevada.

Dated at Lander

Nevada June 14th 1880

Henry Rives District Judge

State of Nevada } ss

County of Lander }

J. C. P. Dodge, County Clerk and ex-officio Clerk of the District Court, Fifth 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.

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

P. R. Dodge
Seal
Clerk

P. R. Dodge

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

Endorsed

51 In District Court 6th Judicial District In the matter of the Estate of G.P. Budd Dec'd Order Confirming Sale of Real Estate Filed June 14th 1880 To R. Dodge Clerk

Recorded at the Request of G.J. Lansing June 16th A.D. 1880 at 5 PM
Benj. L. Levy Recorder By H.P. Steckelman Deputy