

File No. 24244.  
IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE  
STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO

No. 1156

IN THE MATTER OF THE ESTATE OF  
ARTHUR H. BROWN,  
DECEASED.

FILED: November 21, 1941

MAE E. CAINE, Clerk

McNAMARA & ROBBINS

Elko, Nevada  
Attorneys for Administratrix

DECREE APPROVING AND SETTLING SECOND  
ACCOUNT AND OF DISTRIBUTION

Comes now VERLA McFARLANE, Administratrix of the above-entitled Estate, and proves to the satisfaction of the Court that her second account and report, which by its terms is a final account of her administration of said Estate, and petition for distribution of same was filed in the office of the Clerk of the above-entitled Court on the 30th day of October, 1941; that on the same day the Clerk of this Court appointed the 21st day of November, 1941, at the hour of 10:00 o'clock in the forenoon for the hearing thereof; and that on the 15th day of November, 1941, said Administratrix filed herein a supplemental account to said second account and report; and said account, report and petition, together with said supplemental account and report, coming on now regularly to be heard this 21st day of November, 1941, and there having been filed herein affidavit of the posting of the notice of said hearing as required by law, and there having also been filed an affidavit of publication showing the publication of the said petition for distribution for the times and for the period as required by law, and the Court being further advised that a copy of said second account and report and petition, together with said supplemental account and report have been furnished to ARTHUR D. BROWN, sole surviving heir-at-law of said Deceased, and the Court being satisfied that due and legal notice of the time and place of the hearing of said accounts and reports has been given as required by law, and there being present in Court said Administratrix and JOHN E. ROBBINS, ESQ., of her counsel, and after hearing the evidence submitted by the said Administratrix in support of her said second account and her said supplemental account, the Court finds the same to be full, true and correct; and,

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that said second account and report, together with said supplemental account and report of said Administratrix is approved, allowed and settled as rendered, and that all moneys received and disbursed by her are properly accounted for.

IT IS FURTHER ORDERED that said Administratrix pay to herself the sum of \$255.59, being the legal commissions due said Administratrix on the value of the personal property accounted for and reported by her during her said administration.

IT IS FURTHER ORDERED that said Administratrix pay to the firm of McNAMARA & ROBBINS, of Elko, Nevada, the sum of \$940.34, which amount is hereby fixed as a reasonable attorneys' fee to be paid to said attorneys for services rendered in connection with the administration of said Estate, and to be paid out of the funds in the hands of said Administratrix.

IT IS FURTHER ORDERED that said Administratrix pay to Messrs. Francis H. Boland and A. H. Crook, Attorneys-at-Law, of San Francisco, California, the sum of \$3,500.00, representing a certain stipulated claim against said Estate, which this Court, by its order of July 2, 1941, made and entered herein, duly allowed; said payment to be made from the funds in the hands of said Administratrix, taking from said Messrs. Boland & Crook a full and proper receipt and

release showing the payment in full of said stipulated claim.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said Deceased died intestate and left estate in the Counties of Elko, White Pine and Eureka, State of Nevada, all of which was community property owned by said Deceased and his then surviving wife, CLAIRE D. BROWN, now deceased; that under the laws of the State of Nevada in force and effect at the time of the death of said Deceased, to-wit, Chapter 110 of the 1935 Statutes of the State of Nevada, at page 232, all of the rest, residue and remainder of this Estate belongs to said surviving wife, who, the Court finds, died in Oakland, California, on or about January 21, 1941, and that VERLA McFARLANE, of Elko, Nevada, has been duly appointed and is now the acting Administratrix of the Estate of the said surviving wife, CLAIRE D. BROWN, Deceased, in the State of Nevada, having been so appointed by order of the above-entitled Court, and that the said VERLA McFARLANE has been so acting since the date of her qualification on June 5, 1941, and said Administratrix is entitled to have distributed to her all of the property of this Estate situate in the State of Nevada, which would otherwise be distributed to the said CLAIRE D. BROWN, if alive.

The Court being satisfied that said Estate is now in condition to be closed and that there will be no further costs or expenses, save and except the cost of recording a certified copy of this decree in the Counties of Elko, White Pine and Eureka, State of Nevada; and that all state and county taxes which have become or are due and payable against said Estate have been paid in full;

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that the rest, residue and remainder of said Estate, both real and personal, together with any other property, either real or personal, not now known or discovered, which may belong to said Estate, or in which the said decedent or his Estate may have any interest, or which may hereafter be discovered, be distributed, subject to all liens and encumbrances, and particularly subject to a certain lien, the notice of which has heretofore been filed by the Internal Revenue Department of Northern California District, in the County Recorder's office of Elko County, Nevada, for the purpose of protecting the payment of an estate tax assessed in California against the Arthur H. Brown Estate in the California jurisdiction in the sum of \$524.63, plus statutory interest from December 19, 1938, to date of payment, and subject also to certain Nevada State Land Contracts embracing a portion of the lands hereinafter described, to the said VERLA McFARLANE, of Elko, Elko County, Nevada, as the duly appointed and acting Administratrix of the Estate of Claire D. Brown, deceased wife of the said Arthur H. Brown, Deceased, surviving him at the time of his death.

That the rest, residue and remainder of said Estate so distributed, and so far as is known, is described as follows;

Cash on hand as reported by said Administratrix in her said second account and report and in her said supplemental account and report, less the amounts herein ordered to be paid and the amounts necessary to pay the recording fees for the recording of the certified copy of the decree of distribution heretofore referred to.

#### REAL PROPERTY

IN TOWNSHIP 27 NORTH, RANGE 55 EAST, M. D. B. & M.

Section 10: SW $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
 Section 14: SW $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
 Section 15: NE $\frac{1}{4}$  NW $\frac{1}{4}$ ; SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; NE $\frac{1}{4}$  SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
 Section 22: NE $\frac{1}{4}$  NE $\frac{1}{4}$ ;  
 Section 23: W $\frac{1}{2}$  W $\frac{1}{2}$ ; SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
 Section 25: S $\frac{1}{2}$  S $\frac{1}{2}$ ;  
 Section 26: E $\frac{1}{2}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; E $\frac{1}{2}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
 Section 34: SE $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
 Section 35: NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SW $\frac{1}{4}$ ;

IN TOWNSHIP 26 NORTH, RANGE 55 EAST, M. D. B. & M.

Section 22: NW $\frac{1}{4}$  NW $\frac{1}{4}$ ; (Lot 4)  
Section 3: E $\frac{1}{2}$  NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ ;  
Section 10: SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; E $\frac{1}{2}$  E $\frac{1}{2}$ ;  
Section 11: W $\frac{1}{2}$  NW $\frac{1}{4}$ ; NW $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
Section 15: N $\frac{1}{2}$  NE $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; W $\frac{1}{2}$  SE $\frac{1}{4}$ ;  
Section 22: SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; E $\frac{1}{2}$  SW $\frac{1}{4}$ ; W $\frac{1}{2}$  NE $\frac{1}{4}$ ;  
Section 27: E $\frac{1}{2}$  NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; W $\frac{1}{2}$  SE $\frac{1}{4}$ ;  
Section 34: W $\frac{1}{2}$  NE $\frac{1}{4}$ ; NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  SE $\frac{1}{4}$ ;

IN TOWNSHIP 25 NORTH, RANGE 55 EAST, M. D. B. & M.

Section 2: SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; W $\frac{1}{2}$  SW $\frac{1}{4}$ ; SE $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
Section 3: Lots 1 and 2 (N $\frac{1}{2}$  NE $\frac{1}{4}$ ); SE $\frac{1}{4}$  NE $\frac{1}{4}$ ; NE $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
Section 11: E $\frac{1}{2}$  W $\frac{1}{2}$ ; NW $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
Section 14: SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; E $\frac{1}{2}$  W $\frac{1}{2}$ ;  
Section 23: E $\frac{1}{2}$  NW $\frac{1}{4}$ ; W $\frac{1}{2}$  E $\frac{1}{2}$ ;  
Section 26: W $\frac{1}{2}$  NE $\frac{1}{4}$ ; E $\frac{1}{2}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ ;  
Section 34: E $\frac{1}{2}$  NE $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; N $\frac{1}{2}$  SE $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
Section 35: NW $\frac{1}{4}$  NW $\frac{1}{4}$ ;

IN TOWNSHIP 24 NORTH, RANGE 55 EAST, M. D. B. & M.

Section 10: SE $\frac{1}{4}$ ;

IN TOWNSHIP 27 NORTH, RANGE 56 EAST, M. D. B. & M.

Section 31: Lot 1 (NW $\frac{1}{4}$  of NW $\frac{1}{4}$ );

IN TOWNSHIP 18 NORTH, RANGE 58 EAST, M. D. B. & M.

Section 17: SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ;  
Section 20: SE $\frac{1}{4}$  NW $\frac{1}{4}$ ;

IN TOWNSHIP 27 NORTH, RANGE 52 EAST, M. D. B. & M.

Section 10: SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
Section 11: NW $\frac{1}{4}$  NW $\frac{1}{4}$ ;  
Section 15: SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ;

Together with all right, title and interest in and to the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 15, Township 27 North, Range 52 East, M. D. B. & M.

Together will all improvements situate thereon, and together with all water, water rights, dams and ditches used in and upon or in connection with any or all of the above described lands, and together with all range and range rights.

PERSONAL PROPERTY

2 milk cows, 1 calf, 5 work horses, 4 saddle horses, 5 unbroke horses, 1 small Martin V ditcher, 1 Jenkins Stacker, 28 tons of hay, more or less, miscellaneous dishes, cooking utensils and household furniture, including one cook stove and one heating stove;

Brand and irons and earmarks, and particularly that certain iron and those certain earmarks described in Square 20 of Page 97 of the 1941 Nevada Brand Book;

Together with all farming machinery and equipment, wagons, harness, tools, etc., now in and upon and about the above-described premises.

IT IS HEREBY FURTHER ORDERED that upon the filing of satisfactory evidence by said Administratrix of the payment of the sums herein ordered to be paid, and of the recording in the office of the County Recorders of Elko, White Pine and Eureka, State of Nevada, of a certified copy of this decree, and the filing of receipts covering the personal property herein distributed, that said Administratrix shall be discharged from her trust, and the surety on her bond be exonerated from any further liability.

Done in open Court this 21st day of November 1941.

JAMES DYSART

DISTRICT JUDGE.

STATE OF NEVADA,) ss.  
COUNTY OF ELKO )

I, MAE E. CAINE, County Clerk and Ex-Officio Clerk of the District Court of the Fourth Judicial District of the State of Nevada, in and for the County of Elko, do hereby certify that the annexed is a full, true and correct copy of DECREE APPROVING AND SETTLING SECOND

ACCOUNT AND OF DISTRIBUTION IN THE MATTER OF THE ESTATE OF ARTHUR H. BROWN, DECEASED, PROBATE NO. 1156, as the same appears on file and of record in my office.

WITNESS my hand and the seal of said Court affixed this 21st day of November A.D., 1941.

\_\_\_\_\_  
Mae E. Caine Clerk

(SEAL OF COURT)

By \_\_\_\_\_  
Deputy Clerk.

ENDORSED: File No. 77226 State of Nevada, County of Elko. Filed for record at request McNamara & Robbins on the 21 day of Nov. 1941 At 3:45 o'clock P.M. and Recorded in book 12 Miscellaneous Page 173 to 175 Inclusive Records of said county. Gertrude M. Williams--County Recorder.

File No. 66397. Filed for record at request of John E. Robbins, Dec. 5, 1941 at 20 min. past 9 o'clock A.M. and recorded in Book 129, Pages 264-267, Miscellaneous Record of White Pine Co., Nevada. Creighton Phalan--Recorder.

RECORDED AT THE REQUEST OF McNAMARA & ROBBINS December 13 A.D. 1941 At 30 minutes past 10 A.M.

Peter Merialdo----Recorder.