

File No. 24751.

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE
STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO

NO. 1333

IN THE MATTER OF THE ESTATE OF
CLAIRE D. BROWN, also known as
CLAIRE D. BROWNE, DECEASED.

FILED: June 22, 1943.

MAE E. CAINE, Clerk

McNAMARA & ROBBINS
Elko, Nevada
Attorneys for Administratrix

DECREE APPROVING AND SETTLING FIRST AND
FINAL ACCOUNT AND OF DISTRIBUTION

Comes now VERLA McFARLANE, Administratrix of the above-entitled Estate, and proves to the satisfaction of the Court that her first and final account and report and petition for distribution was filed in the office of the Clerk of the above-entitled Court on May 27, 1943; that on the same day the Clerk of this Court appointed the 8th day of June, 1943, at the hour of ten o'clock A. M. for the hearing thereof, and said account, report and petition coming on now regularly to be heard on this the 9th day of June, 1943, at the hour of four o'clock P. M., the same having been duly continued from June 8, 1943, and there having been filed herein the affidavit of the posting of the notice of said hearing as required by law, together with an admission of service and assent, executed by ARTHUR D. BROWNE, the sole heir-at-law of said Deceased, and the only person interested in said Estate, and the Court being satisfied that due and legal notice of the time and place of the hearing of said account, report and petition has been given as required by law, and said Administratrix being present in Court and represented by JOHN E. ROBBINS, Esq., of her counsel, and after hearing the evidence submitted by the said Administratrix in support of her first account and report, the Court finds the same to be full, true and correct; and,

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that said account and report is approved, allowed and settled as rendered, and that all money received and disbursed by said Administratrix is properly accounted for.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that due and legal notice to creditors has been given as required by law.

IT IS FURTHER ORDERED that the said Administratrix be and she is hereby entitled to the sum of \$168.42, representing her legal commissions due on the value of the personal property accounted for, and in addition to said sum the Court finds the sum of \$131.58 to be a fair and reasonable sum for extraordinary services rendered by the Administratrix in connection with the real property of said Estate, said sums aggregating the total sum of \$300.00 is hereby allowed to said Administratrix, and as represented to the Court, the sole heir-at-law of said Estate has made satisfactory arrangements with said Administratrix for the payment of said sum, which will not be a charge against the property now in the hands of the Administratrix.

The Court further finds that the sum of \$350.00 is a reasonable attorney fee for the services rendered by McNAMARA & ROBBINS, Attorneys at Elko, Nevada, who have acted for said Administratrix in the administration of this Estate, and the said Attorneys, in open Court, represented to the Court that they would look to the said ARTHUR D. BROWNE for the payment of said attorney fee, which is hereby allowed.

Said Administratrix is ordered and directed to pay, from the funds reported as being on hand, the sum of \$5.00 each as appraisers' fees to W. H. Settelmeyer, C. B. Evans and John Peters.

The Court finds that the said Administratrix, subsequent to the filing of her account and report, has paid to JOHN PETERS, caretaker of the property of said Estate, the sum of \$75.00,

obtained from the personal funds of the sole heir-at-law of the Estate, representing payment in full for the wages of said caretaker to June 1, 1943.

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

The Court finds that the said Deceased died intestate in the County of Alameda, State of California, on or about January 21, 1941, and left Estate in the Counties of Elko, White Pine and Eureka, State of Nevada, and left surviving her as her sole heir-at-law, ARTHUR D. BROWN, also known as ARTHUR D. BROWNE, a son;

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, which belonged to ARTHUR H. BROWN, or to his said Estate, or which may have belonged to CLAIRE D. BROWN, or to her said Estate, which was not known or discovered at the time of the distribution of the said ARTHUR H. BROWN Estate, or which may not now be known, owned by the said CLAIRE D. BROWN, or her said Estate, or which may hereafter be discovered, be distributed to ARTHUR D. BROWN, also known as ARTHUR D. BROWNE.

The rest, residue and remainder of the said Estate so distributed, and so far as is known at this time, is described as follows:

Balance of cash on hand, as herein reported, less amounts herein reported as being payable, including recording fees, etc.

REAL PROPERTY

Being the real property distributed to VERLA McFARLANE, Administratrix of the Estate of CLAIRE D. BROWN, Deceased, under decree of distribution made and entered in the District Court of Elko County, Nevada, on November 21, 1941, under Probate No. 1156, in the Estate of Arthur H. Brown, Deceased, less certain legal subdivisions which were embraced in certain State Land Contracts, and which were forfeited to the State, and in which the said Arthur H. Brown Estate and/or the said Claire D. Brown Estate have no right, title or interest, being the facts as represented to this Court by the said Verla McFarlane, which representations are to the effect that said State Land Contracts were forfeited by the said Claire D. Brown during her life time, which will be borne out by the records of the State Land Office at Carson City, Nevada:

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: N $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ 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: NE $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ W $\frac{1}{2}$.

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

Section 2: 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 $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$;
 Section 34: SE $\frac{1}{4}$ SE $\frac{1}{4}$.

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

Section 11: E $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$;
 Section 26: E $\frac{1}{2}$ W $\frac{1}{2}$;
 Section 34: E $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$.

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 $\frac{1}{4}$ 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.

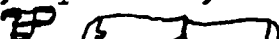
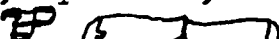
Section 10: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$;
Section 11: NW $\frac{1}{4}$ NW $\frac{1}{4}$;
Section 15: SW $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$;

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 with 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

One Jenkins Stacker;	Two Sulky Hay Rakes;
Two McCornick Mowers;	Three plows;
One small cultivator;	One disc harrow;
One spring tooth harrow;	One spike tooth harrow;
Two wagons	Three buck rakes;
One bob sleigh;	One derrick cart;
One Martin V ditcher;	One Fresno scraper;
One slip scraper;	Three sets of harness;
15 or 20 collars;	One saddle;
One small engine, small horse power;	One cook stove;
Two water pumps;	Three branding irons;
One heating stove;	House furnishings (limited);
Cooking utensils;	One drill press;
Two grinding stones;	One vise;
One anvil;	
One blower;	
Miscellaneous shop equipment, hammers, chisels, punches, bits, etc.	

Together with that certain brand and earmarks registered in the name of Arthur H. Brown Estate, on page 97, square 20, or the 1941 Nevada Brand Book, which brand is made thus:  and earmarks thus: 

LIVESTOCK

Four saddle horses;	One saddle mare;
Five work horses;	Four stock horses;
Three yearling colts;	One spring colt;
Two milk cows;	One two year old steer;
One yearling steer;	One yearling heifer;
One small calf.	

It is hereby further ordered that upon the filing of satisfactory evidence by the said Administratrix of the payment of the sums herein ordered to be paid, and of the recording in the office of the County Records of the Counties of Elko, White Pine and Eureka, State of Nevada, of a certified copy of this decree, and upon the delivery of the personal property as herein ordered, that the said Administratrix be discharged from her trust, and the surety on her bond be exonerated from further liability.

Done in open Court this 9th day of June, 1943.

JAMES DYSART
DISTRICT JUDGE.

STATE OF NEVADA, }
COUNTY OF ELKO) ss.

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 FIRST AND FINAL ACCOUNT AND OF DISTRIBUTION IN THE MATTER OF THE ESTATE OF CLAIRE D. BROWN, ALSO KNOWN AS CLAIRE D. BROWNE, DECEASED, Probate No. 1333, as the same appears on file and of record in my office.

WITNESS my hand and the seal of said Court affixed this 22nd day of June A. D., 1943.

(Seal of Court)

Mae E. Caine Clerk

Recorded At The Request of McNamara & Robbins July 29 A. D. 1943 At 30 minutes past 10 A.M.
Peter Merialdo-----Recorder.