

File No. 29036

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE.

IN THE MATTER OF THE ESTATE ) No. 81240

Dept. No. 2

OF )

FILED May 25 3:19 PM '51  
E. H. BEEMER, CLERK.

ALFRED R. SADLER, )

By L. C. Leberski  
Deputy

Deceased. )

ORDER CONFIRMING SALE OF REAL  
AND PERSONAL PROPERTY

KATHRYN POWERS SADLER, Administratrix, of the estate of Alfred R. Sadler, Deceased, having made to the court and filed in the office of the clerk of the above-entitled court a petition for confirmation of sale of certain real property and certain personal property situated thereon belonging to said estate, and said matter having come on regularly to be heard on the 25th day of May, 1951, in the court room of the above-entitled court, and it having been proved to the satisfaction of the court that notice of sale was duly and regularly given pursuant to the order of court by publishing the said notice of sale in the Eureka Sentinel, a weekly newspaper published at Eureka, Nevada, for the period of time and number of publications fixed by the order of court dated the 23rd day of April, 1951. It further appears to the court that proof of publication of said notice has been duly filed with the clerk of the above-entitled court.

It further appears to the court from the petition for confirmation of sale of said real estate that there is also included a prayer for the confirmation of the sale of certain personal property on said premises, and it further appears that the bid for the real estate included the said ranch and personal property as a unit.

It further appears to the court from said petition for confirmation of sale that the administratrix was not able to obtain a greater sum for said property than the sum of Twenty Thousand Dollars (\$20,000.00) bid by Reinhold Sadler and Floyd Sadler, and that no greater sum can be obtained for said property; that the sale of said real and personal property is for the advantage, benefit and best interests of the estate and all those interested therein. That said sale was conducted in due and legal manner in all respects as provided by law and that the said sum bid for said property represents the fair market value of said property and is not disproportionate to the actual value thereof.

NOW, THEREFORE, IT IS ORDERED that the said lands and tenements and personal property hereinafter described be and the same is in all things approved and confirmed by the court, and upon the payment of said sum of \$20,000.00 in cash that the said administratrix is hereby authorized to make, execute and deliver to the purchasers, Reinhold Sadler and Floyd Sadler, an administratrix's deed for all of the right, title and interest of the said estate in and to the said real property and a bill of sale conveying all the right, title and interest of

said estate in and to the personal property on said premises.

The description of said real and personal property is as follows:

The east half of the NE $\frac{1}{4}$  of Sec. 12; the NE $\frac{1}{4}$ ; the S $\frac{1}{2}$  and the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  OF Sec. 13; the E $\frac{1}{2}$  of E $\frac{1}{2}$  of Sec. 23; all of Sec. 24; the N $\frac{1}{2}$ ; and the N $\frac{1}{2}$  of S $\frac{1}{2}$  of Sec. 25; and the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Sec. 26; all in T. 24 N., R. 52 E., M.D.B. &M. Also the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 17; the SW $\frac{1}{4}$ ; the W $\frac{1}{2}$  of SE $\frac{1}{4}$  and SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Sec. 18; the W $\frac{1}{2}$ ; and the W $\frac{1}{2}$  of E $\frac{1}{2}$  of Sec. 19; The SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 29; the N $\frac{1}{2}$  of Sec. 30; all in T. 24 N., R. 53 E., M.D.B. &M. Containing approximately 3120 acres, and constituting what is commonly known as the Diamond Valley Sadler Ranch.

TOGETHER with all the waters of Big Shipley Springs flowing, or to flow to, over or through said lands hereinbefore described, together with all water, water rights, dams, ditches, flumes, water-ways and privileges used for the irrigation of said lands from said springs, and also with all the water of those certain springs, situate in the NE $\frac{1}{4}$  of Sec. 26 T. 24 N., R. 52 E., M.D.B. &M. flowing or to flow to, over or through said lands hereinabove described, together with all the water, water rights, dams, ditches, flumes, water-ways and privileges used for the irrigation of said lands from said springs.

All in Eureka County, Nevada.

TOGETHER with all range and range rights, connected therewith.

And TOGETHER with all the right, title and interest of the above-entitled estate in and to any and all personal property situated on the above described premises.

IT IS FURTHER ORDERED that the costs of said sale shall be deemed to be a part of the administration costs and be paid from the proceeds of said sale.

DONE IN OPEN COURT at Reno, Washoe County, Nevada, this 25th day of May, 1951.

H. J. Maestratti  
District Judge

STATE OF NEVADA, )  
 ) ss.  
COUNTY OF WASHOE.)

I, E. H. BEEMER, County Clerk and Ex-officio Clerk of the Second Judicial District Court of the State of Nevada, in and for Washoe County, said court being a court of record, having a common law jurisdiction, and a clerk and a seal, do hereby certify that the foregoing is a full, true and correct copy of the original, order confirming sale of real and personal property in the matter of the Estate of Alfred R. Sadler, deceased, No. 81240, and that the same is still in full force and effect and has not been annulled, set aside or vacated, which remains on file and of record in my office at Reno, in said County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said court, at Reno, this 25th day of May, A.D. 1951.

E. H. Beemer Clerk.

(OFFICIAL SEAL)

By L. C. Leberski Deputy.

Recorded at the Request of Floyd Sadler July 3 A.D. 1951 At 22 minutes past 1 P.M.

R. W. Gibson--Recorder.