

IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,  
IN AND FOR THE COUNTY OF EUREKA.

IN THE MATTER OF THE GUARDIANSHIP OF )  
JOHN ZUNINO, )  
An insane person. )

No. 610  
Filed: September 22, 1952.  
By: Ed Delaney, Clerk

ORDER CONFIRMING SALE OF REAL ESTATE BY GUARDIAN

NOW COMES ED DELANEY, the guardian of the above-entitled estate, by Johnson W. Lloyd, his attorney, and proves to the satisfaction of the court that his return of sale of real estate was duly filed in the office of the clerk of this court on the 6th day of September, 1952, that the clerk thereupon fixed the 16th day of September, 1952, as the date of hearing thereof, and the court after examining the return and hearing the evidence finds therefrom that said property was sold to John Cavanaugh of Tonopah, Nye County, Nevada, for the sum of \$3500.00; said bid being as follows; The sum of \$3215.00, for the said real estate, and the sum of \$285.00 for the personal property connected therewith, which consists of various small items, such as stoves, furnishings, tools and small household items; that said bid of \$3500.00, was the highest and best bid therefor and that said sale was legally made and fairly conducted, the notice of said sale, time, place and terms was duly given in manner and form prescribed by law and that said notices described said property as the same is hereinafter described; that said property was appraised within one year of the time of such sale, and that the price obtained is at least 90 percent of said appraised value, that the price obtained thereat is not disproportionate to the value of the property sold, that a sum exceeding said bid at least ten per cent, exclusive of the expense of a new sale, cannot be obtained, and no person objecting thereto or offering a higher price, that the said Ed Delaney, in all things proceeded with and managed such sale as required by law in such cases made and provided, and that all the allegations of said return and petition are true.

IT IS ORDERED BY THE COURT that the sale of the property hereinafter described to John Cavanaugh for the sum of \$3500.00, in cash, be and the same is hereby confirmed, and upon payment of the price aforesaid said Ed Delaney, guardian, is directed to execute to said purchaser a deed of conveyance thereof. Said property is described as follows, to-wit:

All of Lots 17, 18, 19, 20, 21, 22, 23, 24, and 25 in Block 4; Also a parcel of land lying east of Block 4, which is more particularly described as follows: Beginning at the SE corner of Lot 24, in Block 4, thence N. 71° 45' E. a distance of 60 feet to a point, thence S. 21° 46' E. a distance of 150 feet to a point, thence S. 71° 45' W. to the east side line of Block 4, thence north along the east side line of Lots 18, 19, 20, 21, 22 and 23 to the SE corner of Lot 4, the place of beginning in the said town of Eureka, Nevada, as shown by the official plat thereof, on file in the records of the County Recorder of Eureka County, Nevada

Together with all buildings, structures, tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the rents, issues, and profits thereof.

Together with the personal property connected with and situate thereon, consisting of stoves, furnishings, tools, and other small household items.

Dated this 19th day of September, 1952.

D. W. Priest  
District Judge.

STATE OF NEVADA, ) SS.  
COUNTY OF EUREKA. )

I, Ed Delaney, County Clerk and ex-officio Clerk of the Third Judicial District Court of the State of Nevada, Eureka County, do hereby certify that the annexed is a full, true and correct copy of ORDER CONFIRMING SALE OF REAL ESTATE BY GUARDIAN as appears as of record and on file in my office.

(Official Seal)

IN TESTIMONY WHEREOF, I have hereunto set my hand officially and affixed the Seal of said Court, at my office in the town of Eureka, this 25th day of September, A.D. 1952.

Ed Delaney County Clerk.  
And ex-officio Clerk of the District Court,  
Eureka County

Recorded at the Request of Johnson W. Lloyd September 25 A.D. 1952 at 0 minutes past 11 A. M.

R. W. Gibson---Recorder