

Filed Aug. 4, 1958  
Ed Delaney, Clerk

File No. 33819

No. 671

GRAY AND HORTON  
ELY, NEVADA  
ATTORNEYS FOR EXECUTRIX

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

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IN THE MATTER OF THE ESTATE )  
 )  
OF )  
 )  
JAMES H. HUNTER, also known as )  
JAMES HUNTER. )  
DECEASED. )

ORDER CONFIRMING SALE

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BESSIE HICKS, Executrix of the Estate of JAMES H. HUNTER, also known as JAMES HUNTER, Deceased, having returned to the above entitled Court and filed herein her verified Return and Report of Sale of the hereinafter described property made by her to JOHN HANDLEY HUNTER and KATHRYN HUNTER, husband and wife, and the matter coming on regularly to be heard this 4th day of August, 1958, and there being personally present in Court said Executrix, BESSIE HICKS, represented by the firm of GRAY AND HORTON, attorneys for the above named Executrix, and there being personally present in Court A. D. DEMETRAS, ESQ., representing absent and non-resident heirs, and this Court having examined the said Return and having taken testimony in open Court, and it appearing to the Court that said Executrix caused notice of the time, terms, conditions and place of holding said sale to be published pursuant to statute, being three (3) publications one week apart, before the day on or after which the sale was to be made, and said notice having been published in the Eureka Sentinel a newspaper of general circulation printed and published in the County of Eureka, State of Nevada, in which said County and State the property sold is situate and being, in which notice of sale the property to be sold was described with common certainty as follows, to-wit:

TOWNSHIP 19 NORTH, RANGE 54 EAST, M.D.B. & M.

Sec. 5: SW $\frac{1}{4}$  SW $\frac{1}{4}$   
Sec. 8: N $\frac{1}{2}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , N $\frac{1}{2}$  NE $\frac{1}{4}$   
Sec. 9: NW $\frac{1}{4}$  SW $\frac{1}{4}$ , S $\frac{1}{2}$  SW $\frac{1}{4}$   
Sec. 16: W $\frac{1}{2}$  SW $\frac{1}{4}$ , E $\frac{1}{2}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , W $\frac{1}{2}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  SE $\frac{1}{4}$

TOWNSHIP 20 NORTH, RANGE 54 EAST, M.D.B. & M.

Sec. 30: SE $\frac{1}{4}$  SW $\frac{1}{4}$ , SW $\frac{1}{4}$  SE $\frac{1}{4}$   
Sec. 31: Lots 2 and 3, Lot 6, NW $\frac{1}{4}$  NE $\frac{1}{4}$   
Sec. 32: SW $\frac{1}{4}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$   
Sec. 33: N $\frac{1}{2}$  SW $\frac{1}{4}$

Together with the following Springs and Wells all situate in the County of Eureka, State of Nevada. Dry Canyon Spring, Simpson Spring No. 1, Simpson Spring No. 2, Wood Trough Spring, Green Canyon Spring, DePaoli Spring, Poison Spring, Eureka Canyon Creek and Diamond Well, together with all range rights and range right permits.

187 Cows.  
3 Bulls.  
30 Calves.  
30 Weaners.  
50 Range Horses.  
6 Saddle Horses.  
4 Work Horses.  
1 Saddle Stallion.  
Poultry.  
1 Willys Jeep, 1948.  
1947 Studebaker.  
1 Home Made Horse Trailer, 1944.  
1-H International Tractor.  
1-M International Tractor with Farm Hand.  
1 I.H.C. Disc.  
1 Case Combine.  
1 3 H.P. Air Cooled Engine.  
1 Saw Rig.  
2 Horse Buck Rakes.  
1 Hay Stacker.  
2 Horse Mowers.  
1 Power Mower.  
1 Dump Rake.  
1 Scraper.  
1 Plow (tractor).  
1 Wagon (hay).  
1 Martin Ditcher.  
Miscellaneous Machinery.  
Miscellaneous Hand Tools.  
850 Ties.  
1000 Ties.

Miscellaneous Lumber.  
 6 Saddles.  
 3 sets of Harnesses.  
 3 Bridles.  
 Furniture and Furnishings.

That said JOHN HANDLEY HUNTER and KATHRYN HUNTER, husband and wife, were the highest, best and \_\_\_\_\_ bidders; that said sum being the highest and best sum bid and it further appearing that it is for the best interest of said estate and necessary for the payment of administrative costs and taxes to sell said above described property; and that the price for which such above described property is sold is not disproportionate to the value thereof, and that a sum exceeding said bid at least ten percent (10%), exclusive of the expenses of a new sale, cannot be obtained; that the said above described property has been appraised within one (1) year from the time of said sale; and that the sum of Thirty Thousand Dollars (\$30,000.00), plus administration costs and any and all taxes and assessments of whatsoever nature or kind payable to the Federal Government offered by said purchasers represents the fair market value of the property sold; and it further appearing that notice of the filing of the Return and Report of Sale and Petition for Confirmation of Sale of said above described property and the time of hearing thereof was given as required by law and pursuant to the Order of this Court to every person interested in said estate or in said sale.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that said sale of an undivided four-fifths (4/5) interest in and to the above described property to JOHN HANDLEY HUNTER and KATHRYN HUNTER, husband and wife, be, and the same is hereby, confirmed, approved and declared in all things valid; and that proper and legal conveyances of said undivided interest in said above described property and such other legal instruments and documents, agreements or contracts as are necessary to carry out the terms of said sale are hereby ordered and directed to be executed to said Purchasers by said Executrix upon condition that the said Purchasers, as soon as the exact amount of said administration costs and taxes payable to the Federal Government become ascertained, execute and deliver to said Executrix a Promissory Note or Notes in such amount and further execute and deliver to said Executrix a Promissory Note in the sum of Ten Thousand Dollars (\$10,000.00), representing the total amount of said administration costs and taxes, and secured by a Deed of Trust on the hereinabove described real property, which said Deed of Trust shall contain a subordination clause whereby the said Purchasers will be in a position to borrow money on said real property in an amount not to exceed Twenty Five Thousand Dollars (\$25,000.00).

Done in open Court this 4th day of Aug. 1958.

STATE OF NEVADA     )  
                               ) SS.  
 COUNTY OF EUREKA    )

John F. Sexton  
 District Judge

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 as appears as of record and on file in my office.

IN TESTIMONEY WHEREOF, I have hereunto set my hand officially and affixed the Seal of said Court, at my office in the town of Eureka, this 4th day of Aug. A.D. 1958.

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

Recorded at the request of Gray & Horton, Aug. 4, A.D. 1958 At 05 minutes past 11 A.M.

Marian Herrera - Recorder.