

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

No. 684

IN THE MATTER OF THE ESTATE OF  
EMIL BAUMANN,  
Deceased.

Filed: September 20, 1962

/s/ N. J. MORRISON Clerk

Charles B. Evans, Jr.,  
Attorney at Law  
Henderson Bank Bldg.  
Elko, Nevada

DECREE SETTLING FIRST AND FINAL ACCOUNT  
AND PETITION FOR DISTRIBUTION

ERNEST O. BAUMANN, and WALTER E. BAUMANN, Executors of the Last Will and Testament of the above-named Decedent, having on the 8th day of July, 1959, rendered and filed herein a full account and report of the administration of said Estate, which said Account was for a final settlement, and having with said account filed a Petition for the final distribution of said Estate, and hearing on said Account and Petition having been set for the 20th day of July, 1959, at 10:00 o'clock A.A., and having come on at such time and proof having been made to the satisfaction of the Court that the due and legal notice of settlement of said account and the hearing of said Petition for Distribution had been given as required by law, the Court hereby finds:

That the said First and Final Account is in all respects true and correct; that it is supported by proper vouchers; that the residue of money in the hands of the Executors at

the time of hearing the said account was \$24,119.82.

That due and legal notice to creditors of the said Estate has been given for the time and in the manner required by law. That there were no Creditor's Claims filed against the above-named Estate.

That all taxes of every name and nature required to be paid by Decedent's Estate have been paid.

That CHARLES B. EVANS, JR. advanced costs of administration in the sum of \$10.00, which have not been repaid. That CHARLES B. EVANS, JR., Attorney for said Estate is entitled to the allowance of the payment of a reasonable attorney fee in the amount of \$6636.00.

That JOHNSON W. LLOYD, as Attorney for the absent heirs, is entitled to a reasonable attorney fee in the amount of \$1700.00.

That the said Petitioners are entitled to the allowance and payment of statutory fees and commissions for services as Executors of said Estate.

That EMIL WALTI, DAN FILIPPINI and EARL GREEN have acted as appraisers for said Estate, and a reasonable fee to be paid to them would be \$75.00 to EMIL WALTI, \$50.00 to DAN FILIPPINI, and \$65.00 to EARL GREEN.

That all of the property interests and property of every name and nature comprising said Estate at the time of Decedent's death was Decedent's separate property; That Decedent by will devised and bequeathed the said Estate in the following manner:

ERNEST O. BAUMANN and  
WALTER E. BAUMANN:

Share and share alike - All of the real property, improvements thereon, water and water rights, range and range rights, of which Emil Baumann may die possessed, together with all of the cattle, horses, sheep, farm machinery and equipment, brands and marks and personal property in and about and used in connection with Emil Baumann's ranching and livestock business of which Emil Baumann may die possessed.

GERTRUDE BAUMANN BUFFINGTON,  
HELEN BAUMANN PARTRIDGE, and  
WERNER F. BAUMANN:

Share and share alike - All of the rest, residue and remainder of Emil Baumann's Estate.

That the property in possession of your Executors for distribution unto the parties entitled thereto after payment of the costs herein allowed is as follows:

See Exhibit "A"

That said Estate is in all respects ready to be closed.

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

That due and legal notice of the hearing of said First and Final Account and Petition for Distribution was given as required by law and the order of this Court. That the First and Final Account and Petition for Distribution of said Executors be and the same hereby is finally settled, allowed and approved.

That due and legal notice to creditors of said Estate was given in the manner and for the time required by law.

That CHARLES B. EVANS, JR., Attorney for said Estate advanced the sum of \$10.00 as costs of administration of said Estate and that the sum of \$6636.00 is a reasonable fee for the said CHARLES B. EVANS, JR., Attorney for said Estate, for his services to said Estate; that the same be paid unto him. That the sum of \$1700.00 is a reasonable fee for JOHNSON W. LLOYD, Attorney for absent heirs; that the same be paid unto him. That the said Executors are entitled to their rights to legal fees and commissions and the same is hereby ordered paid unto them.

That there be and there hereby is allowed unto EMIL WALTI the sum of \$75.00, as appraiser for said Estate, to DAN FILIPPINI the sum of \$50.00 as appraiser for said Estate, and to EARL GREEN the sum of \$65.00 as appraiser for said Estate.

That the property of said Estate in the hands of said Executors to be distributed is as follows:

See Exhibit "A"

That said Executors distribute the above-described real and personal property in the following manner:

ERNEST O. BAUMANN and  
WALTER E. BAUMANN:

Share and share alike - All of the real property, improvements thereon, water and water rights, range and range rights, of which Emil Baumann may die possessed, together with all of the cattle, horses, sheep, farm machinery and equipment, brands and marks, and personal property in and about and used in connection with Emil Baumann's ranching and livestock business of which Emil Baumann may die possessed and more particularly described as follows:

TOWNSHIP 24 NORTH, RANGE 48 EAST, MDB&M

Section 10:  $W\frac{1}{2}NE\frac{1}{4}$   
 13:  $W\frac{1}{2}SW\frac{1}{4}$ ;  $SE\frac{1}{4}SW\frac{1}{4}$   
 14:  $NE\frac{1}{4}SW\frac{1}{4}$  ( $SE\frac{1}{4}$ )  
 15:  $N\frac{1}{2}NW\frac{1}{4}$ ;  $SE\frac{1}{4}NW\frac{1}{4}$ ;  $SW\frac{1}{4}NE\frac{1}{4}$

TOWNSHIP 25 NORTH, RANGE 48 EAST, MDB&M (48 $\frac{1}{2}$ )

Section 24:  $SE\frac{1}{4}$ ;  $E\frac{1}{2}SW\frac{1}{4}$   
 25:  $E\frac{1}{2}SW\frac{1}{4}$ ;  $SE\frac{1}{4}$ ; Lots 3 & 4  
 36:  $N\frac{1}{2}NE\frac{1}{4}$

TOWNSHIP 26 NORTH, RANGE 49 EAST, MDB&M

Section 6: Lots 6, 7 & 8  
 7: Lots 1, 2, 3 & 4  
 18: Lots 1, 2, 3 & 4  
 19: Lots 1, 2, 3 & 4

TOWNSHIP 24 NORTH, RANGE 48 $\frac{1}{2}$  EAST, MDB&M

Section 13:  $SE\frac{1}{4}NW\frac{1}{4}$ ;  $S\frac{1}{2}NE\frac{1}{4}$ ;  $SE\frac{1}{4}$   
 24:  $N\frac{1}{2}NE\frac{1}{4}$

TOWNSHIP 24 NORTH, RANGE 49 EAST, MDB&M

Section 18: Lots 2, 3, 4 &  $E\frac{1}{2}SW\frac{1}{4}$   
 19:  $NE\frac{1}{4}NW\frac{1}{4}$ ; Lot 1

TOWNSHIP 26 NORTH, RANGE 48 EAST, MDB&M

Section 3:  $SW\frac{1}{4}SE\frac{1}{4}$ ;  $NE\frac{1}{4}SW\frac{1}{4}$

200 acres hay land @ \$110.00 per acre  
 552 acres fenced pasture land @ \$15.00 per acre  
 1190 acres unfenced grazing land @ \$5.00 per acre

Main House - 6 rooms and bathroom - stone construction  
 43' x 41' - built in 1940 ' no basement ' together with  
 furniture and contents

Bunk House - 3 rooms - no bath - frame construction  
 27' x 23' - old school house built about 1921 and  
 moved in together with furniture and contents

Bunk House - 1 room - no bath - no contents or furniture -  
 stone construction

Store house and stove - 1 room - frame construction -  
 18 $\frac{1}{2}$ ' x 10 $\frac{1}{2}$ ' - no contents

Machine sheds, barn garage and other sheds

5 correls and 1 stachyard - cedar posts bound together

The above described real property carries with it certain federal grazing privileges  
 in the amount of 4,238 AUM's which have been valued at \$5.00 per AUM

PARTNERSHIP PROPERTY

Acetylene welder and assorted blacksmith tools  
 Allis Chalmers D-14 Tractor with farmhand  
 1 - 1951 Chevrolet one ton truck with stack rake  
 1 - Case 2 bottom plow purchased in 1944  
 1 - John Deere #5 mowing machine purchased in 1950  
 Grind stone, motor, saw and concrete mixer  
 Orange-burg 5" pipe - 11 five foot sections  
 Brillion seeder drill  
 Hay rake  
 2 rolls hay wire  
 Case S.C. Tractor purchased in 1944  
 3 sets of harness  
 Squeeze chute  
 Miscellaneous shop equipment  
 2 barrels diesel oil  
 20 sacks wheat - 100#  
 3 sachs feed oats  
 3 sacks fee rye  
 50# alfalfa seed  
 1 case of anti freeze  
 10 gallons motor oil  
 40 chickens  
 1 - 1000 gallon gasoline tank  
 1 - 3500 watt Onan power plant (2 yr. old) and  
 1 - 1500 watt Hohler power plant (12 yr. old)  
 1 - 500 gallon propane tank  
 1 - Philco deep freeze  
 wagon rake  
 springtooth harrow  
 Fairbands Morse scales  
 12 horses on range  
 4 chicken feed horses  
 8 saddle horses  
 25 sheep  
 4 milk cows  
 6 work horses  
 235 cows and calves  
 86 dry cows  
 26 steers  
 94 heifers  
 7 bulls



TOGETHER with all other like real and personal property of which Emil Baumann owned at the date of his death whether now known or discovered or not to ERNEST O. BAUMANN and WALTER E. BAUMANN, it being the intention to distribute herein to ERNEST O. BAUMANN and WALTER E. BAUMANN in equal shares, all of the real and personal property comprising the Emil Baumann ranching operation.

GERTRUDE BAUMANN BUFFINGTON,  
HELEN BAUMANN PARTRIDGE, and  
WERNER F. BAUMANN:

Share and share alike - All of the rest, residue and remainder of Emil Baumann's Estate, more particularly described as follows:

Savings Account #31 - First National Bank of Nevada, Eureka Branch	\$4030.00
Savings Account #314 - First National Bank of Nevada, Elko Branch	12,729.88
Savings Account #8549 - Nevada Bank of Commerce - Elko Branch	4194.25
Checking Account - First National Bank of Nevada - Eureka Branch	4954.47

#### SAVINGS BONDS

1 - \$50.00 Series E dated June 1942 #17164635E  
Emil Baumann or Mrs. Ida Baumann payees  
1 - \$50.00 Series E dated May 1944 #L83696512E  
Mr. Emil Baumann or Mrs. Ida Baumann payees  
1 - \$100.00 Series E dated May 1945 #C92290349E  
Emil Baumann or Mrs. Ida Baumann Payees  
1 - \$100.00 Series E dated March 1943 #C19496718E  
Mr. Emil Baumann or Mrs. Ida Baumann payees  
1 - \$100.00 Series E dated March 1943 #C19496717E  
Mr. Emil Baumann or Mrs. Ida Baumann payees  
1 - \$100.00 Series E dated January 1944 #C69543136E  
Emil Baumann or Ida Baumann payees  
1 - \$500.00 Series E dated November 1944 #D8937306E  
Emil Baumann or Ida Baumann payees  
1 - \$1000.00 Series E dated December 1941 #M629522E  
Emil Baumann payee  
1 - \$1000.00 Series E dated October 1943 #M2410170E  
Emil Baumann or Mrs. Ida Baumann  
1 - \$1000.00 Series E dated April 1943 #M1985817E  
Emil Baumann or Ida Baumann payees  
1 - \$1000.00 Series E dated November 1945 #M9210146E  
Mr. Emil Baumann or Mrs. Ida Baumann payees  
1 - \$50.00 Series E dated January 1944 #L73060710E  
Emil Baumann or Ida Baumann payees  
1 - \$100.00 Series E dated April 1943 #C19498145E  
Mr. Emil Baumann or Mrs. Ida Baumann payees  
1 - \$50.00 Series E dated April 1942 #L5809595E  
Mr. Emil Baumann payee  
1 - \$1000.00 Series E dated December 1941 #M629521E  
Mr. Emil Baumann payee  
1 - \$100.00 Series E dated April 1943 #C19498144E  
Mr. Emil Baumann or Mrs. Ida Baumann payees

TOGETHER with all other like real and personal property of which Emil Baumann owned at the date of his death whether now known or discovered or not which may belong to said Estate and which is not subject to distribution to ERNEST O. BAUMANN and WALTER E. BAUMANN to GERTRUDE BAUMANN BUFFINGTON, HELEN BAUMANN PARTRIDGE, and WERNER F. BAUMANN in equal shares.

That upon filing receipts showing payments and distributions as hereinabove set forth and receipts showing the payment of appraisers' fees having been duly made all in accordance with the Decree, said Executors shall be discharged.

Done in open Court as of the 20th day of July, 1959, and dated this 17th day of September, 1962.

/s/ John F. Sexton  
DISTRICT JUDGE

#### E X H I B I T "A"

Savings Account #31 - First National Bank of Nevada, Eureka Branch	\$ 4030.00
Savings Account #314 - First National Bank of Nevada, Elko Branch	12729.88
Savings Account #8549 - Nevada Bank of Commerce, Elko Branch	4194.25
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#### TOWNSHIP 24 NORTH, RANGE 48 EAST, MDB&M

Section 10: W $\frac{1}{2}$ NE $\frac{1}{4}$   
13: W $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$   
14: NE $\frac{1}{4}$  SW $\frac{1}{4}$  (SE $\frac{1}{4}$ )  
15: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$

#### TOWNSHIP 25 NORTH, RANGE 48 EAST, MDB&M (48 $\frac{1}{2}$ )

Section 24: SE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$   
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 18: Lots 1, 2, 3, & 4  
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TOWNSHIP 24 NORTH, RANGE 48½ EAST, MDB&M

Section 13: SE¼NW¼; S½NE¼; SE¼  
 24: N½NE¼

TOWNSHIP 24 NORTH, RANGE 49 EAST, MDB&M

Section 19: NE¼NW¼; Lot 1  
 18: Lots 2, 3, 4 & E½SW¼

TOWNSHIP 26 NORTH, RANGE 48 EAST, MDB&M

Section 3: SW¼SE¼; NE¼SW¼

200 Acres hay land @\$110.00 per acre  
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- 1 - \$50.00 Series E dated January 1944 #L73060710 Emil Baumann or Ida Baumann payees
- 1 - \$100.00 Series E dated April 1943 #C19498145E Mr. Emil Baumann or Mrs. Ida Baumann payees
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 50# alfalfa seed  
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 10 gallons motor oil  
 40 chickens  
 1 - 1000 gallon gasoline tank  
 1 - 3500 watt Onan power plant (2 yr. old ) and  
 1 - 1500 watt Hohler plant (12 yr. old)  
 1 - 500 gallon propane tank  
 1 - Philco deep freeze  
 wagon  
 rake

spring tooth harrow  
 Fairbanks Morse scales  
 12 horses on range  
 4 chicken feed horses  
 8 saddle horses  
 25 sheep  
 4 milk cows  
 6 work horses  
 235 cows and calve  
 86 dry cows  
 26 steers  
 94 heifers  
 7 bulls

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

I, N. J. MORRISON 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 DECREE SETTLING FIRST AND FINAL ACCOUNT AND PETITION FOR DISTRIBUTION as appears as of record and on file in my office.

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 20th day of September, A.D. 1962.

(OFFICIAL SEAL)

N. J. Morrison, County Clerk,  
 And ex-officio Clerk of the District Court, Eureka County.

Recorded at the request of Charles B. Evans, Jr., September 20, A.D., 1962 At 45 minutes past 2 P. M.

Willis A. DePaoli - Recorder.