

STATE OF NEVADA,
COUNTY OF EUREKA. } ss

I, Joan Shangle 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 Court Order - A.P.O. Crabtree Estate 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 11 day of June, A. D. 1964

Joan Shangle, County Clerk,
And ex-officio Clerk of the District Court, Eureka County.

By _____, Deputy.



Eureka Sentinel Print.

COPY

THIRD
In the District Court of the ~~Third~~ Judicial District
of the State of Nevada, in and for the County of ~~Clark~~ EUREKA

IN THE MATTER OF THE ESTATE OF
A. P. O. CRABTREE, also known as
ASHBEL POST OSBORN CRABTREE,
DECEASED.

No. 714
Filed: June 8, 19 64
Paul Shangle, Clerk
By Angela Evans, Deputy
MANN AND SCOTT
ATTORNEYS AT LAW
375 COURT STREET
ELKO, NEVADA
Attorneys for Administratrix C.T.A.

ORDER APPROVING AND SETTLING FIRST AND FINAL
ACCOUNT AND DEGREE OF DISTRIBUTION

SADIE W. UNAMUNO, heretofore appointed by this Court as Administratrix, C.T.A., of the Estate of A. P. O. CRABTREE, also known as ASHBEL POST OSBORN CRABTREE, deceased, having presented to this Court her First and Final Account and Petition for Distribution on May 7, 1964, which Account and Petition were verified as required by law, and due notice of the Account and Petition having been given by posting at the front entrance of the Eureka County Court House, as required by law, and there having been filed herein Waivers of Notice of Hearing and Consent to Hearing of First and Final Account and Petition for Distribution, by FLOYD E. CRABTREE, also known as FLOYD E. W. CRABTREE, C. EDWARD CRABTREE, also known as CLAIR E. N. CRABTREE, and RAMONA M. A. ROGERS, also known as RAMONA ROGERS, said persons being the sole distributees and the only persons interested in said estate; and the matter having been set for hearing in open court on the 19th day of May, 1964, at the hour of 10:00 o'clock in the forenoon of said day, and having been continued until the hour of

1 11 o'clock A.M., on the 8th day of June, 1964, and no
2 person having appeared to contest or object to the same, and due
3 proof and evidence having been submitted in support of said First
4 and Final Account and Petition for Distribution, and good cause
5 appearing therefor;

6 NOW, THEREFORE, THE COURT DOES HEREBY FIND, that the
7 First and Final Account of said Administratrix, c.t.a., is true
8 and correct as rendered and that said Administratrix has, after
9 her appointment, taken possession of the property of said
10 Decedent, required to be administered by her, and has conserved
11 and managed the same.

12 IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, that
13 said First and Final Account of the Administratrix, c.t.a. be,
14 and the same hereby is approved, ratified and confirmed.

15 THE COURT FURTHER FINDS, that no creditors' claims
16 have been filed against said estate; that there are no city,
17 county or state property taxes due or payable, and that no
18 expenses of the last illness or funeral expenses have been
19 incurred by the estate.

20 THE COURT FURTHER FINDS and fixes the sum of \$200.00
21 to be a reasonable attorney fee to be allowed MANN and SCOTT,
22 the attorneys for said Administratrix, c.t.a.

23 THE COURT FURTHER FINDS and fixes the sum of \$150.00 to
24 be a reasonable fee to be allowed said Administratrix, c.t.a.

25 THE COURT FURTHER FINDS that MANN and SCOTT, the
26 attorneys for said Administratrix, c.t.a. have advanced certain
27 costs of administration, which have been reported in the First
28 and Final Account and Petition for Distribution, which said costs
29 amount to the sum of \$100.96 and which should be paid to said
30 attorneys; that WILLIS DePAOLI, CARLETON THOMAS and ED DELANEY,
31

1 have acted as appraisers of said estate and the Court fixes the
2 sum of \$7.50 each as a reasonable fee for the services of said
3 appraisers.

4 THE COURT FURTHER FINDS AS FOLLOWS:

5 That A. P. O. CRABTREE, also known as ASHBEL POST
6 OSBORN CRABTREE, died on or about the 21st day of August, 1956, at
7 Tehachapi, in the County of Kern, State of California; that said
8 decedent, at the time of his death, was a resident of the City of
9 Porterville, County of Tulare, State of Nevada; that said decedent
10 left a Last Will and Testament bearing the date of June 30th,
11 1955, which said Will has been duly proven and admitted to probate
12 in the Superior Court of the State of California, in and for the
13 County of Tulare, and that said Will has been duly admitted to
14 probate by this Court; that the Administratrix, c.t.a. has caused
15 a Notice to Creditors to be issued and that due and legal notice
16 thereof has been given, as required by law, and the time for
17 filing creditors' claims has now expired;

18 That Decedent was the owner of an undivided one-fourth
19 interest in and to certain real property situate in the County of
20 Eureka, State of Nevada, commonly known as the old "Bruffey Ranch",
21 which property is hereinafter more particularly described; that
22 Decedent's interest in and to said property was his separate
23 property.

24 That pursuant to the terms of the Last Will and Testament
25 of said Decedent he devised and bequeathed all of his property, in
26 equal shares, unto his three children, each of whom is over the
27 age of twenty-one years, to-wit:

28 RAMONA M. A. ROGERS, also known as RAMONA ROGERS,
29 C. EDWARD CRABTREE, also known as CLAIR E. M. CRABTREE,
30 FLOYD E. CRABTREE, also known as FLOYD E. W. CRABTREE.

31 That a particular description of said real property, in

which Decedent was the owner of an undivided one-fourth interest, is all of that property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 27 NORTH, RANGE 52 EAST, M.D.B. & M.

Section 11: Lots 2, 3, 4 and NE $\frac{1}{4}$ SW $\frac{1}{4}$
 14: Lots 2, 6, 7 and SW $\frac{1}{4}$ NE $\frac{1}{4}$
 21: SE $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$

TOGETHER with any and all improvements of any name or nature situate thereon.

TOGETHER with all water, water rights, rights to the use of water, dams, ditches, canals and other diversion works, and together with all stockwatering rights appurtenant to or customarily used in connection with any of the above described real property.

TOGETHER with all range rights, grazing rights and rights to graze livestock upon the public domain under what is commonly called the Taylor Grazing Act, and together with all interest in any range improvements and range cooperative agreements with the Bureau of Land Management of the Department of the Interior.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED:

1. That the First and Final Account and Petition for Distribution be approved, ratified and confirmed as rendered.
2. That the sum of \$200.00 shall be paid to MANN & SCOTT, attorneys for the Administratrix c.t.a., as a reasonable attorney fee.
3. That the sum of \$150.00 shall be paid to the Administratrix c.t.a. as and for her fees and commissions.
4. That the sum of \$100.96 shall be paid to MANN & SCOTT as and for costs of administration advanced, plus the sum of \$ 6⁵⁰ closing costs.
5. That the sum of \$7.50 be paid to each of the appraisers, as and for their fee for services.
6. That Decedent's undivided one-fourth interest in the real property hereinabove described be, and the same hereby is distributed in equal shares unto the following named persons:

RAMONA M. A. ROGERS, also known as RAMONA ROGERS
C. EDWARD CRABTREE, also known as CLAIR E. M. CRABTREE
FLOYD E. CRABTREE, also known as FLOYD E. W. CRABTREE.

7. That said property is distributed unto said persons subject to the payment of attorney fees, the fees of the Administratrix, c.t.a., the Court costs advanced, and the appraisers' fees, as hereinabove ordered, and to the payment of \$ 6⁸⁵ closing costs.

8. That Decedent's interest in any other property located within the State of Nevada and which has not been appraised, or which has not been discovered, or which may be incorrectly described herein be, and the same is hereby distributed unto the following named persons in equal shares:

RAMONA M. A. ROGERS, also known as RAMONA ROGERS
C. EDWARD CRABTREE, also known as CLAIR E. M. CRABTREE
FLOYD E. CRABTREE, also known as FLOYD E. W. CRABTREE.

9. That upon filing herein evidence showing distribution undergone, all in accordance herewith, said Administratrix, c.t.a. shall be discharged from her trust.

DONE IN OPEN COURT the 22nd day of June, 1964.

JOHN F. SEXTON
DISTRICT JUDGE

FILE NO. 39848

Filed for record at the request of Kenneth L. Mann
June 11, 1964, at 55 minutes past 9 A.M. Recorded in
Book 4 of Official Records, page 203-208, Records of EUREKA
COUNTY, NEVADA.

Fee: \$ 5⁸⁵

William G. McFarland, Recorder.