

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO

) No. 2517
) Filed: April 21, 1969.
In the Matter of the Estate of) R. L. KANE, Clerk.
JAMES J. GRIFFIN,)
Deceased.) By *Louise Higgins*, Deputy.
)
)

DECREE SETTLING FIRST AND FINAL ACCOUNT
AND PETITION FOR DISTRIBUTION

ROWENNA WALKER and MARGUERITE McBRIDE, Joint Administra-
trices C.T.A. of the Estate of JAMES J. GRIFFIN, Deceased, having
on the 28th day of March, 1969, 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 8th day of April, 1969, at the hour of 10:00 A.M., and
having come on for hearing on the 16th day of April, 1969, at
the hour of 10:00 A.M., and proof having been made to the
satisfaction of the Court that due and legal notice of the settle-
ment of said Account and the hearing of said Petition for Distri-
bution had been given as required by law and the Order of this
Court;

THE COURT HEREBY FINDS:

1. That the First and Final Account is in all respects
true and correct.
2. That due and legal Notice to Creditors of said Estate
has been given in the manner and for the time required by law.
3. That there were no Creditor's Claims filed in said
Estate.

1 4. That no Bond was required of said Joint Admini-
2 stratrices C.T.A., or of the prior Executrix or Administrator
3 C.T.A.

4 5. That the funeral expenses and costs of last illness
5 have been paid.

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

8 7. That WILSON and WILSON, Attorneys for said Estate,
9 have waived payment of fees from this Estate.

10 8. That WILSON and WILSON, as said Attorneys, have
11 advanced certain costs of administration and will incur certain
12 closing costs. These costs have been assumed by the Estate of
13 PEARL GRIFFIN.

14 9. That the Joint Administratrices C.T.A. have waived
15 payment of commissions from this Estate.

16 10. That FRED B. HARRIS, HUGH D. McMULLEN and JAMES M.
17 OLIN, the Appraisers of said Estate, have not been paid their
18 fees.

19 11. That all of the property of JAMES J. GRIFFIN was
20 community property with PEARL GRIFFIN, his surviving wife, and
21 should be distributed unto the Estate of PEARL GRIFFIN, with
22 one-half thereof herein confirmed in said Estate as the community
23 property of PEARL GRIFFIN. That PEARL GRIFFIN survived Decedent,
24 but died on March 1, 1967. That pursuant to the terms of
25 Decedent's Will, all properties the subject of distribution were
26 devised and bequeathed unto said PEARL GRIFFIN.

27 12. That Decedent and PEARL GRIFFIN, his surviving wife,
28 were possessed of the following community property as of the date
29 of Decedent's death:

30 An undivided one-fourth interest in and to a partnership
31 known as Griffin Bros., possessed of certain real and
32 personal property used in the operation of a cattle ranch,
said partnership being comprised of ALLEN GRIFFIN, an
undivided one-half interest; WILLIAM GRIFFIN, an undivided
one-fourth interest; and the aforesaid interest of Decedent.
Said properties situate in the Counties of Elko and Eureka,
State of Nevada, were as follows:

Township 32 North, Range 51 East, MDB&MSection 4: SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; Lot 11Township 32 North, Range 52 East, MDB&MSection 5: SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8: E $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING therefrom a strip of land 100 feet in width conveyed by GEORGE McINTOSH to WESTERN PACIFIC RAILWAY COMPANY by deed recorded June 25, 1906, in Book 29 of Deeds at page 100, Elko County, Nevada, records.

Section 10: SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 14: SW $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 17: ALL, excepting therefrom, a strip of

land 400 feet in width as reserved by CENTRAL PACIFIC RAILWAY COMPANY in Deeds to THOMAS GRIFFIN recorded in Book 23 of Deeds at page 756 and Book 38 of Deeds at page 7, Elko County, Nevada, records, and Book 18 of Deeds at page 367, Eureka County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 100 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 200 feet in width conveyed to WESTERN PACIFIC RAILWAY COMPANY by CENTRAL PACIFIC RAILWAY COMPANY in Deed recorded in Book 31 of Deeds at page 71, Elko County, Nevada, records and Book 16 of Deeds, page 108, Eureka County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 50 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records.

Section 20: W $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING therefrom a strip of land 400 feet in width over the W $\frac{1}{2}$ NW $\frac{1}{4}$ of said section conveyed by THOMAS GRIFFIN et ux, to CENTRAL PACIFIC RAILWAY COMPANY by deed recorded in Book 27 of Deeds at page 365, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 100 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY, recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom three strips of land 50 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records.

Section 24: $SW\frac{1}{4}SW\frac{1}{4}$

Township 33 North, Range 52 East, MDB&M

Section 25: $S\frac{1}{2}NW\frac{1}{4}$; $N\frac{1}{2}SW\frac{1}{4}$

EXCEPTING therefrom a strip of land 100 feet in width lying within the $S\frac{1}{2}NE\frac{1}{4}$ of said Section 25, conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 200 feet in width lying within the $S\frac{1}{2}NW\frac{1}{4}$ of said Section 25, conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 225 feet in width in the $S\frac{1}{2}NW\frac{1}{4}$ of said Section 25, bounded on the Southerly side by the Northerly right of way line of the WESTERN PACIFIC RAILWAY COMPANY; bounded on the Northerly side by a line drawn parallel to said Northerly right of way line and 225 feet distant measured at right angles northerly therefrom; bounded on the west end by the west line of said Section 25 and bounded on the east end by a line drawn at right angles to said northerly right of way line and 1000 feet easterly from said west line of said Section 25 measured on the centerline of said strip together with a strip of land 80 feet in width extending northerly from the northerly boundary line of the parcel described above to the lands of Central Pacific Railway Company, as conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 33 of Deeds at page 117, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom two parcels of land lying within the $S\frac{1}{2}NW\frac{1}{4}$ of said Section 25 conveyed by THOMAS GRIFFIN to CENTRAL PACIFIC RAILWAY COMPANY recorded in Book 41 of Deeds at page 295, said deed stating that the two parcels contain 2.759 acres.

Section 26: That portion of the $SE\frac{1}{4}$ and $S\frac{1}{2}SW\frac{1}{4}$ lying southerly of the southerly boundary line of those parcels conveyed to the WESTERN PACIFIC RAILWAY COMPANY by THOMAS GRIFFIN, et ux, by deed recorded in Book 31 of Deeds at page 401; by WILLIAM GRIFFIN recorded in

Book 31 of Deeds at page 458, and southerly of the southerly boundary line of the parcel conveyed by THOMAS GRIFFIN to J. W. PUETT by deed recorded in Book 28 of Deeds at page 459 all Elko County, Nevada, records.

EXCEPTING therefrom those three parcels of land lying in the S $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 26 conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILROAD COMPANY by deeds recorded in Book 40 of Deeds at page 238 and in Book 44 of Deeds at page 233, all Elko County, Nevada, records.

Section 27: That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying southerly of that parcel conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 31 of Deeds at page 401, Elko County, Nevada, records.

EXCEPTING therefrom those two parcels conveyed to the CENTRAL PACIFIC RAILWAY COMPANY by Deeds recorded in Book 35 of Deeds at page 278 and Book 47 of Deeds at page 345, Elko County, Nevada, records, which deeds state that the two parcels contain 1.092 acres.

Township 33 North, Range 53 East, MDB&M

Section 20: S $\frac{1}{2}$ S $\frac{1}{2}$

EXCEPTING therefrom a strip of land of varying widths conveyed by THOMAS GRIFFIN, et ux, to CENTRAL PACIFIC RAILWAY COMPANY recorded in Book 27 of Deeds at page 365, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land of varying width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY by deed recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom that parcel, along with all abutters rights, including access rights, conveyed by ALLEN T. GRIFFIN, et al, to STATE OF NEVADA recorded in Book 69 of Official Records at page 527, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 20 along with all abutters rights, including access rights, conveyed by ALLEN T. GRIFFIN, recorded in Book 69, Official Records, page 530, Elko County, Nevada.

Section 28: N $\frac{1}{2}$ NW $\frac{1}{4}$

EXCEPTING therefrom a strip of land 400 feet in width conveyed by THOMAS GRIFFIN, et ux, to CENTRAL PACIFIC RAILWAY COMPANY recorded in Book 27 of Deeds at page 365, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom a strip of land 200 feet in width conveyed by THOMAS GRIFFIN, et ux, to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 29 of Deeds at page 98, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom all that portion lying northeasterly of the Northerly boundary line of the CENTRAL PACIFIC RAILWAY COMPANY as conveyed by THOMAS GRIFFIN, et ux, to THE PACIFIC FRUIT EXPRESS COMPANY recorded in Book 31 of Deeds at page 615, Elko County, Nevada, records.

Section 29: All

EXCEPTING therefrom a strip of land 400 feet in width as reserved in Deed executed by CENTRAL PACIFIC RAILWAY COMPANY to THOMAS GRIFFIN, recorded in Book 38 of Deeds at page 7, Elko County, Nevada, records.

FURTHER EXCEPTING therefrom that strip of land lying in the N $\frac{1}{2}$ of Section 29 conveyed by CENTRAL PACIFIC RAILWAY COMPANY to WESTERN PACIFIC RAILWAY COMPANY recorded in Book 31 of Deeds at page 71, Elko County, Nevada, records.

Section 30: Lot 2 (SW $\frac{1}{4}$ NW $\frac{1}{4}$); Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$); SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

Township 33 North, Range 52 East, MDB&M

Section 27: That part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying southwesterly of Blocks "F" and "O" and southeasterly of the northerly line of Block "F" extended to the west line of the SE $\frac{1}{4}$ of said Section 27, excepting therefrom a parcel of land described as follows:

Beginning at the northwesterly corner of Block "F", Corner #1, thence southwesterly along the northerly line of Block "F" extended a distance of 250 feet to Corner #2; thence at right angles and southeasterly a distance of 100 feet to Corner #3; thence at right angles and northeasterly on a line which is the southerly boundary line of the N $\frac{1}{2}$ of Block "F" extended, a distance of 250 feet to Corner #4; being the southwest corner of Lot 12, Block "F", thence northwesterly along the western boundary line of said Lot 12 a distance of 100 feet to Corner No. 1 the P.O.B.

All that part of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 27, Township 33 North, Range 52 East, lying southerly of Block "O" and "G", westerly of Block "N" and northerly of the northerly boundary line of the Western Pacific Railway Company.

That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 33 North, Range 52 East, lying northerly of the northerly boundary line of the Central Pacific Railway Company's right of way line.

Real property situate in the Town of Carlin, County of Elko, State of Nevada, as follows:

Lots 20 thru 24, inclusive, Block A;
 Lots 13 thru 23, inclusive, Block F;
 Lots 13 thru 18, inclusive, Block G;
 S₂ of Lots 3 & 4, Block O;
 Lots 5 thru 24, inclusive, Block O;

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, and together with all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, owned by decedent, or used or enjoyed in connection with any of said property.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

PERSONAL PROPERTY

Livestock:

200 Cows	{ 123 cows	5 work horses
	{ 77 cows with calves }	6 saddle horses
86 Heifers		5 brood mares
136 Mixed Weaners		<u>16</u>
20 Steers		
3 Bulls		
<u>445</u>		

TOGETHER WITH all partnership monies and subject to all partnership debts.

TOGETHER WITH all ranch equipment.

TOGETHER WITH any and all railroad leases.

TOGETHER WITH the brand TG thus: TG.

TOGETHER WITH the brand Quartercircle T thus: T.

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

3 WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

4 A. That due and legal notice of the hearing of said
5 First and Final Account and Petition for Distribution was given
6 as provided by law. That the First and Final Account of said
7 Joint Administratrices C.T.A. be, and the same hereby is finally
8 settled, allowed and approved.

9 B. That WILSON and WILSON, Attorneys for said Estate,
10 having waived the payment of an Attorneys' fee in this Estate, no
11 fee is allowed to them herein.

12 C. That all costs of administration have been advanced
13 by WILSON and WILSON, as said Attorneys, and have been assumed
14 to be paid by the Estate of PEARL GRIFFIN. Accordingly, costs
15 of administration and necessary closing costs shall not be paid
16 from the properties of this Estate.

17 D. That the Joint Administratrices C.T.A. having waived
18 their fees and commissions for services to this Estate, none are
19 allowed them.

20 E. That Decedent's interest in the community property
21 hereinabove specifically described, to-wit, the undivided one-half
22 interest in the undivided one-fourth interest in the partnership
23 of Griffin Bros., be and the same hereby is distributed unto
24 ROWENNA WALKER and MARGUERITE McBRIDE, solely as Joint Admini-
25 stratrices C.T.A. of the Estate of PEARL GRIFFIN, Deceased,
26 Probate No. 2612.

27 F. That the community interest of PEARL GRIFFIN in
28 the said property above described, to-wit, the remaining undivided
29 one-half interest in the undivided one-fourth interest in the
30 partnership of Griffin Bros., be, and the same hereby is confirmed
31 in said ROWENNA WALKER and MARGUERITE McBRIDE, as Joint

1 Administratrices C.T.A. of the Estate of PEARL GRIFFIN, Deceased,
2 Probate No. 2612.

3 G. That any and all other real and personal property
4 of any name or nature not hereinabove described and within the
5 jurisdiction of the above-entitled Court, in which said Estate
6 shall have an interest and whether now known or not, shall be
7 distributed, per paragraphs E and F above, unto the Estate of
8 PEARL GRIFFIN, Deceased.

9 H. That upon filing receipts showing distribution in
10 accordance herewith, said Joint Administratrices C.T.A. shall be
11 discharged from their trust.

12 DONE IN OPEN COURT on the 16th day of April, 1969,
13 and this written Decree signed on this 21st day of April, 1969.

14
15 GEORGE F. WRIGHT
16 DISTRICT JUDGE.

STATE OF NEVADA, } ss.
COUNTY OF ELKO.

I, R. L. KANE, County Clerk and ex-officio Clerk of the District Court of the Fourth Judicial District of the State of Nevada, in and for the County of Elko, do hereby certify that the annexed is a full, true and correct copy of DECREE SETTLING FIRST AND FINAL ACCOUNT AND PETITION FOR DISTRIBUTION, In the Matter of the Estate of JAMES J. GRIFFIN, Deceased, Probate No. 2517, as the same appears on file and of record in my office.



WITNESS my hand and the seal of said court affixed
this 21st day of April, A.D., 19 69.

R. L. Kane, Clerk.
By Sharon M. Kane Deputy Clerk.

ELKO INDEPENDENT PRINT

30 RECORDED AT THE REQUEST OF Orville R. Wilson
31 on April 22, 19 69 at 46 mins, past 10 A. M. in
Book 28 of OFFICIAL RECORDS, page 465-473, RECORDS OF
32 ELKO COUNTY, NEVADA. Allen A. Wilson Recorder.
File No. 49076 Fee \$ 11.00