

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

_____) No. 2612
_____) Filed: April 21, 1969.
In the Matter of the Estate of _____) R. L. KANE, Clerk.
PEARL GRIFFIN, _____) By Ronald W. [Signature], Deputy.
Deceased. _____)
_____)

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 PEARL GRIFFIN, Deceased, having
on the 28th day of March, 1969, rendered and filed herein a full
account and report of their administration of said Estate, as
well as that of DONALD GRIFFIN, prior Executor of said Estate,
according to records on hand (though not required), 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 settlement of said Account
and the hearing of said Petition for Distribution 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 and that said Account is supported by proper
vouchers.
2. That due and legal Notice to Creditors of said Estate
has been given in the manner and for the time required by law.

1 3. That said Joint Administratrices C.T.A. posted bond,
2 pursuant to the Order of this Court, in the sum of \$3,000.00.

3 4. That all Creditors' Claims duly filed and approved
4 in said Estate have been paid in full.

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

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

9 7. That WILSON and WILSON, Attorneys for said Estate,
10 have an agreed fee for its services, with the Joint Administra-
11 trices C.T.A., in the sum of \$3,044.10, which is a reasonable fee.

12 8. That the firm of WILSON and WILSON, as said
13 Attorneys, has advanced the sum of \$57.00 as costs of adminis-
14 tration and will incur necessary closing costs in the sum of
15 \$26.50 in connection with the Estate of JAMES J. GRIFFIN, and
16 said firm is entitled to be reimbursed therefor.

17 9. That the firm of WILSON and WILSON, as said
18 Attorneys, has advanced the sum of \$87.43 as costs of admini-
19 tration and will incur necessary closing costs in the sum of
20 \$29.00 in connection with the Estate of PEARL GRIFFIN, and said
21 firm is entitled to be reimbursed therefor.

22 10. That the Joint Administratrices C.T.A. have waived
23 payment of commissions from the Estate.

24 11. That the Appraisers, FRED B. HARRIS, HUGH D.
25 McMULLEN and JAMES M. OLIN, have not been paid their fees herein
26 or for the appraisal in the Estate of JAMES J. GRIFFIN, Deceased.
27 That there be allowed, from the over-all appraisal bill, the sum
28 of \$100.00 to each of said Appraisers, in full for services to
29 the Estate of JAMES J. GRIFFIN and the Estate of PEARL GRIFFIN,
30 to be paid from monies on hand herein, and that such is a reason-
31 able sum to be paid to each of said Appraisers.

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12. That all of the property of Decedent was her separate property. That pursuant to the terms of Decedent's Will, since JAMES J. GRIFFIN predeceased Decedent, all of the properties of the Estate available for distribution should be distributed, share and share alike, unto ROWENNA WALKER, MARGUERITE McBRIDE, and RUTH GRIFFIN, as the Administratrix of the Estate of DONALD GRIFFIN, Deceased, excluding only the property described in the Petition for Distribution as Parcel 2 of property owned by Decedent and not a part of the partnership assets, said Parcel 2 being lots and improvements situate in the Townsite of Jarbidge, County of Elko, State of Nevada. That the properties comprising said Estate to be distributed, after the payment of the aforesaid costs of administration, are hereinafter specifically described.

13. That ALLEN T. GRIFFIN, the surviving partner in possession of the partnership properties of Griffin Bros., appeared at the hearing of this Petition, together with his Accountant, HAYDEN HENDERSON, JR., and presented his accounting as surviving partner from the date of death of JAMES J. GRIFFIN on March 13, 1965, to date of April 16, 1969, which account was approved and confirmed by the Court, subject to examination by the Court of the written accounting to be filed herein by HAYDEN HENDERSON, JR. forthwith.

14. That said Estate is in all respects ready to be distributed.

WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

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

B. That the agreed fee of \$3,044.10 be allowed and

1 paid unto the firm of WILSON and WILSON, Attorneys for said
2 Estate, in full of its services.

3 C. That there be allowed and paid unto the firm of
4 WILSON and WILSON, as said Attorneys, the sum of \$57.00 in full
5 of costs of administration advanced by said Attorneys and
6 necessary closing costs in the sum of \$26.50, in connection with
7 the Estate of JAMES J. GRIFFIN.

8 D. That there be allowed and paid unto the firm of
9 WILSON and WILSON, as said Attorneys, the sum of \$87.43 in full
10 of costs of administration advanced by said Attorneys and
11 necessary closing costs in the sum of \$29.00, in connection with
12 the Estate of PEARL GRIFFIN.

13 E. That no commissions be allowed unto ROWENNA WALKER
14 and MARGUERITE McBRIDE, Joint Administratrices C.T.A. for their
15 services to said Estate.

16 F. That there be allowed and paid unto FRED B. HARRIS,
17 HUGH D. McMULLEN and JAMES M. OLIN, Appraisers, the sum of
18 \$100.00 each.

19 G. That JOHN H. WALKER performed work for Griffin
20 Bros. partnership during the administration of said Estates;
21 however, he waived any payment for same in Open Court and,
22 accordingly, no payment for said services shall be allowed.

23 H. That the accounting of ALLEN T. GRIFFIN, the
24 surviving partner in possession of the partnership property
25 of Griffin Bros., be, and the same hereby is ratified, approved
26 and confirmed, subject to any subsequent Order of the Court
27 made necessary by examination of the final written accounting
28 to be filed herein.

29 I. That all interested parties having waived their
30 rights to an undivided one-half interest in and to Lots 1, 2
31 and 3, in Block 29, of the Townsite of Jarbidge, County of Elko,

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1 State of Nevada, together with the improvements thereon, by
 2 conveyance unto ROWENNA WALKER and JOHN H. WALKER, her husband,
 3 heretofore recorded in Book 82, Official Records, page 194, Elko
 4 County Recorder's Office, said property be and the same hereby is
 5 distributed unto said ROWENNA WALKER.

6 J. That there be and hereby is distributed unto
 7 ROWENNA WALKER, MARGUERITE McBRIDE, and RUTH GRIFFIN, as Admini-
 8 stratrix of the Estate of DONALD GRIFFIN, Deceased, Probate No.
 9 2643, share and share alike, (being an undivided one-third
 10 interest to each of said persons), the following real and personal
 11 property:

12 Lots 5, 6 and one-half of Lot 7 lying next to and
 13 adjacent to said Lot 6, in Block K of the Town of
 14 Carlin, County of Elko, State of Nevada, as the same
 appear upon the official map or plat of said Town on
 file in the Office of the Elko County Recorder.

15 TOGETHER WITH all buildings and improvements thereon.

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

19 TOGETHER WITH all furniture and fixtures situate on
 20 or about the above premises.

21 Lots one, Two, Three, Four, Five, Six, Seven and
 22 Eight in Block 63 of the Town of Eureka, County of
 23 Elko, State of Nevada, State of Nevada, as the same
 appear upon the official map thereof on file in the
 Office of the Eureka County Recorder.

24 TOGETHER WITH all improvements situate thereon.

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

27 Savings Bonds:

28 C34472250E - \$100.00
 29 C34846512E - \$100.00
 C11608012E - \$100.00
 30 C3562454E - \$100.00
 Q355274806E - \$25.00
 31 Q9411063E - \$25.00
 Q12234901E - \$25.00

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1 K. That there be and hereby is distributed unto
2 ROWENNA WALKER, MARGUERITE McBRIDE, and RUTH GRIFFIN, as Admini-
3 stratrix of the Estate of DONALD GRIFFIN, Deceased, each one-
4 third of the remaining monies on hand in the Estate bank accounts,
5 after the payment of the above-described costs of administration,
6 and including any accruing interest which may have been earned by
7 monies in estate savings accounts.

8 L. That there be and hereby is distributed unto
9 ROWENNA WALKER, MARGUERITE McBRIDE, and RUTH GRIFFIN, as Admini-
10 stratrix of the Estate of DONALD GRIFFIN, Deceased, share and
11 share alike, (being an undivided one-twelfth interest to each of
12 said persons), the following real and personal property which had
13 comprised an undivided one-fourth interest in the Griffin Bros.
14 partnership:

15 (Descriptions commence on Page 7 hereof.)
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Township 32 North, Range 51 East, MDB&M

Section 4: SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; Lot 11

Township 32 North, Range 52 East, MDB&M

Section 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 $\frac{1}{2}$ N $\frac{1}{2}$; 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 $\frac{1}{2}$ N $\frac{1}{2}$

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 SE $\frac{1}{4}$ 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;
 S½ of Lots 3 and 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 OF GRIFFIN BROS.

Livestock:

103 Cows with big calves
 106 Cows with little calves
 73 Dry Cows
 143 Yearling heifers and steers mixed
 3 Bulls
 All other livestock.

TOGETHER WITH all ranch equipment.

TOGETHER WITH Southern Pacific Lease No. M-2778.

TOGETHER WITH the brand TG, thus: TG.

TOGETHER WITH the brand Quartercircle T, thus: ⌢.

TOGETHER WITH any and all accounts receivable and all claims of every name or nature possessed by said Griffin Bros. partnership, and together with any and all partnership property not herein specifically described.

SUBJECT TO any variations in distribution imposed by the surviving partner's final accounting to be filed herein.

1 M. That any and all other real and personal property
2 of any name or nature not hereinabove described and within the
3 jurisdiction of the above-entitled Court, in which said Estate
4 shall have an interest and whether now known or not, be and the
5 same hereby is distributed, share and share alike, to ROWENNA
6 WALKER, MARGUERITE McBRIDE, and RUTH GRIFFIN, Administratrix of
7 the Estate of DONALD GRIFFIN, Deceased.

8 N. That upon filing receipts showing distribution in
9 accordance herewith, the Joint Administratrices C.T.A. be dis-
10 charged from their trust and their bond exonerated.

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

13
14 GEORGE F. WRIGHT
DISTRICT JUDGE.

STATE OF NEVADA, }
COUNTY OF ELKO. } ss.

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 PEARL GRIFFIN, Deceased,
Probate No. 2612,

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 Marks, Deputy Clerk.

ELKO INDEPENDENT PRINT

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RECORDED AT THE REQUEST OF Orville R. Wilson
on April 22, 19 69, at 47 mins. past 10 A. M.
Book 28 of OFFICIAL RECORDS, page 474-485, RECORDS OF
ELKO COUNTY, NEVADA. Willie A. Allen Recorder.
File No. 49077 Fee \$ 14.00