

IN THE SIXTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF PERSHING

\* \* \* \* \*

In the Matter of the Estate ) File No. 4062  
of )  
ARTHUR N. BATY, aka )  
ART BATY, )  
Deceased. )

Filed March 18 19 74  
Louise Simley Clerk  
Margaret J. J... Deputy

\* \* \* \* \*

DECREE SETTLING FIRST AND FINAL REPORT  
OF EXECUTRIX AND FINAL DISTRIBUTION

BETTY JEAN JAUREGUY, as Executrix of the Estate of  
ARTHUR N. BATY, aka ART BATY, Deceased, having on the 22nd day of  
February, A. D., 1974, rendered and filed herein her First and  
Final Report of her administration of said estate, and having with  
said Report petitioned the Court to enter a decree of distribution  
of said estate's assets, and said Report and Petition this day  
coming on regularly to be heard and proof having been made to the  
satisfaction of the Court that the Clerk has given notice of the  
settlement of said Report and the hearing of said Petition in the  
manner and form required by law, the Court finds from the records  
and files herein:

I

That said Report is in all respects true and correct;  
that the residue of the assets of the estate in the possession of  
the Executrix at the time of filing said Report consist of the  
real and personal property described on the annexed Exhibit A  
which by this reference is made a part hereof.

II

The Court expressly finds that the expenditures to be

1 made in the closing of said estate are the sum of \$25.00 each  
2 to be paid unto Vern S. Schoenfeld, Charles J. Sheeran, Jr., and  
3 Joan Shangle, the duly appointed appraisers of the estate; the sum  
4 of \$119.32 to be paid unto Roland W. Belanger for costs advanced  
5 by him on behalf of the estate; the sum of \$3400.00 set by the  
6 Court as a reasonable amount to be paid unto Roland W. Belanger,  
7 as attorney for said Executrix and for the Estate.

8 III

9 Except as hereinabove set forth all legal claims and  
10 debts against the decedent and against the estate, and all taxes  
11 due and payable by the estate, and all debts, expenses and charges  
12 of administration have been fully paid and discharged, and that  
13 the said estate is ready for distribution and is now in a condition  
14 to be closed.

15 IV

16 That the said ARTHUR N. BATY, aka ART BATY died testate  
17 and in his Last Will and Testament directed that all of the rest,  
18 residue and remainder of the assets of said estate be distributed

19 Unto BETTY JEAN JAUREGUY, sister  
20 of said decedent.

21 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the  
22 First and Final Report of said Executrix be, and the same hereby  
23 is settled, approved and allowed as rendered.

24 IT IS FURTHER ORDERED that out of the money now in her  
25 possession, the Executrix pay unto Vern S. Schoenfeld, Charles  
26 J. Sheeran, Jr., and Joan Shangle, the duly appointed appraisers,  
27 the sum of \$25.00 each; unto Roland W. Belanger for costs advanced  
28 on behalf of the estate, the sum of \$119.32; and unto Roland W.  
29 Belanger, as attorney for said Executrix and for said Estate,  
30 the sum of \$3400.00 set by the Court as a reasonable amount to be  
paid.

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all of  
2 the rest, residue and remainder of said estate remaining after  
3 the payments hereinabove ordered be distributed unto BETTY JEAN  
4 JAUREGUY, Sister of said decedent.

5 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that in the  
6 event any newly discovered assets come into the hands of the  
7 Executrix after this estate is finally closed, she is hereby  
8 authorized and empowered by this Court to distribute said assets  
9 to the person entitled thereto without the necessity of petition-  
10 ing the Court to re-open this Estate.

11 IT IS ORDERED that upon the filing herein of all receipts  
12 showing payments and disbursements as herein provided, said  
13 Executrix be discharged from her trust.

14 DONE IN OPEN COURT this 18th day of March, A. D., 1974.

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17 *Llewellyn B. Jones*  
18 DISTRICT JUDGE  
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1 EXHIBIT "A"

2  
3 In the Matter of the Estate  
4 OF  
5 ARTHUR N. BATY  
6 aka ART BATY  
7 Deceased.

8 REAL PROPERTY:

9 Land: All that certain parcel of real property situated  
10 in the city of Lovelock, Pershing County, Nevada  
11 and described as follows:

12 Commencing at a point 30 feet from a point 225 feet  
13 West from the North East Corner of the North West  
14 quarter (NW $\frac{1}{4}$ ) of the South East quarter (SE $\frac{1}{4}$ ) of  
15 Section 27, Township 27 North, Range 31 East, M.D.  
16 B. & M.; thence South 300 feet to a point; thence  
17 60 feet West to a point; thence North 300 feet to  
18 a point; thence 60 feet East to the point or place  
19 of beginning; together with all improvements there-  
20 on situate

21 Land: All that certain parcel of real property situated  
22 in the city of Eureka, Eureka County, Nevada and  
23 described as follows:

24 A parcel of land North of Block 95 described as  
25 follows:

26 Beginning at a point which bears N.10°31'W., a  
27 distance of 150 feet from the NE corner of Lot 4  
28 Block 95, thence N.10°31'W., a distance of 275 ft.  
29 to a point; thence S.80°51'W., a distance of 170 ft.  
30 to a point; thence S.10°31'E., a distance of 275 ft.  
to a point; thence N.80°51'E., a distance of 170 ft.  
to the place of beginning, as shown on the Plat of  
the Townsite of Eureka, County of Eureka, State of  
Nevada, as filed in the office of the County Recorder  
of Eureka County, Nevada.

PERSONAL PROPERTY:

Furniture and furnishings contained in improvements on real  
property situate in Pershing County, Nevada.

Furniture and furnishings contained in improvements on real  
property situate in Eureka County, Nevada.

The balance owing under that certain promissory note dated  
May 27, 1965 made by LINO ACCIATOLI and CHARLOTTE  
ACCIATOLI, his wife, in the original principal sum of  
\$44,277.84, together with all money due and to become  
due thereon and together with the Deed of Trust and  
Assignment of Rents which secures the payment of said  
note recorded June 3, 1965 in Reel 408, Page 838,

1 Monterey County Recorder's Office, California, together  
2 with all beneficial interest therein and all rights and  
3 remedies thereby provided for and all money due or to  
4 become due thereunder.

5 The balance owing under that certain promissory note dated  
6 May 13, 1958 in the original principal sum of  
7 \$13,173.59 executed by BESSIE M. HUNTER payable to  
8 GEORGE MORIN and EDNA M. MORIN, his wife, as joint  
9 tenants, together with all sums due and to  
10 become due thereon and together with a Deed of Trust  
11 which secures said note which deed of trust is dated  
12 May 13, 1958 given by BESSIE M. HUNTER as Trustor  
13 to CALIFORNIA PACIFIC TITLE INSURANCE COMPANY as  
14 Trustee for the benefit of GEORGE MORIN and EDNA M.  
15 MORIN, his wife, as joint tenants recorded May 16, 1958  
16 at 11:20 a.m. in Book 2068, Page 280, Official Records  
17 of San Joaquin County, California, together with all  
18 beneficial interest therein and to the property therein  
19 described and together with all rights and remedies  
20 thereby provided for and all money due and to become  
21 due thereunder.

22 Commercial Account--First National Bank at Lovelock, Nevada.

23 THE FOREGOING INSTRUMENT IS A CORRECT COPY OF  
24 THE ORIGINAL ON FILE IN THIS OFFICE, LOUISE CHAMLEY,  
25 COUNTY CLERK AND CLERK OF THE TENTH JUDICIAL  
26 COURT DISTRICT FOR THE COUNTY OF PERSHING, STATE  
27 OF NEVADA.

28 DATE 3-18-74 BY: M. J. J.  
29 DEPUTY

30 SEAL  
Affixed

RECORDED AT THE REQUEST OF Belanger and Wagner  
on Mar. 25, 19 74, at 45 mins. past 11 A. M. h  
Book 47 of OFFICIAL RECORDS, page 360-364 RECORDS OF  
EUREKA COUNTY, NEVADA. Willis A. DeTale Recorder  
File No. 58283 Fee \$ 7.00  
FILE NO. 58283