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1 No. P - 10937

YVONNE BERNARD  
CLERKBY D. KINCADE DEPUTY

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IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7

IN AND FOR THE COUNTY OF DOUGLAS

8

IN THE MATTER OF THE ESTATE OF )

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JACK W. BAY, Deceased. )

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ORDER APPROVING  
FIRST AND FINAL ACCOUNT  
AND DECREE OF DISTRIBUTION

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MARGARET G. BAY, the duly appointed, qualified and acting Executrix of the Estate of JACK W. BAY, having heretofore filed her First and Final Account and Petition for Decree of Distribution of the estate, and the same coming on regularly to be heard this 20th day of October, 1981, at the hour of 10:00 a.m.; that notice of the time and place of the hearing of said First and Final Account of the Estate and Petition for Decree of Distribution of the estate of the above-named Decedent has been given within the time and within the manner required by law; Therefore the Court finds:

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1. That the First and Final Account is in all respects true and correct;
2. That the estate is in a condition to be finally settled and distributed; and
3. That the Executrix is entitled to the statutory fee of \$9,140.00 on value of personal property mentioned herein, and Executrix is entitled under NRS 150.030 to additional compensation of \$5,000.00 for valuable and extraordinary services rendered in management of the estate's real property assets and the resolution and deferment of payment of extensive federal estate taxes.
4. That the sum of \$4,200.00 is a reasonable sum to be

1 allowed ROBERT L. WRIGHT, Certified Public Accountant, of Logan,  
2 Utah, for accounting services rendered to the estate and the  
3 Executrix; and

4 5. That the compensation agreed by Executrix to be paid  
5 to the attorneys for the estate is reasonable and the charges by  
6 said attorneys are reasonable and attorneys ELI GRUBIC and  
7 JAMES H. THOMPSON are entitled to an attorneys' fee of \$10,115.00;  
8 that attorney JAMES H. THOMPSON is entitled to reimbursement of  
9 \$203.79 for costs advanced to the estate.

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

11 1. That the First and Final Account be, and the same  
12 hereby is, settled, allowed and approved in all respects.

13 2. That the Community Property interest of the Decedent,  
14 JACK W. BAY, to the following described personal property be, and  
15 the same is, hereby vested in MARAGARET G. BAY, the sole legatee  
16 under the Last Will and Testament of the Decedent:

17 PERSONAL PROPERTY:

18 4079 shares of Leroy Development Co.

19 99 shares Bullion Monarch of Utah

20 6 shares Madison National Life

21 1 share Trails West Realty Corp.

22 Note Receivable from Nellie S. Hass  
23 dated May 15, 1980, principal sum  
\$291,357.30 discounted to \$254,394.03

24 Note Receivable from George Swallow  
25 dated 1974 for \$9,000 (White Pine  
County)

26 Note Receivable from Thrift (Jack's  
Valley 1 acre)

27 Stagecoach Liquidation Receivable

28 1/4th interest in Jaromane Partnership,  
29 Jack W. Bay, Maragaret G. Bay and Nellie  
G. Hass, Partners,

30 1973 Oldsmobile 8, 2 door Model V37  
31 I.D. No. 3V37U3M399528

32 Personal effects of little or no value



1 REAL PROPERTY:

2 The N 1/2 of the S 1/2 of the SW 1/4 of  
3 Section 35, Township 11 North, Range 21 East,  
4 M.D.B. & M., situated in Douglas County,  
5 Nevada, subject to those dedication shown  
6 on "Land Division Map" for public roads and  
7 utilities purposes recorded in official  
8 records of Douglas County, Nevada, on the  
9 8th day of October, 1976, in Book 1076, page  
10 331 as document no. 03830. Also reserving  
11 a non-exclusive easement for public road  
12 and utility purposes 25 feet in width along  
13 the entire west boundary of said parcel  
14 (Cave Land)

15 A portion of the West one-half of the Southwest  
16 quarter of the Northeast quarter of the  
17 Southeast quarter, of Section 1, Township 14  
18 North, Range 19 East, M.D.B. & M., LESS 25'  
19 along the entire east boundary for public  
20 road and utility purposes, and 5' for a  
21 utility easement along the west and north  
22 boundaries, assessed and taxed as parcels  
23 13 051 04 and 13 051 05, situated in Douglas  
24 County, Nevada, containing approximately  
25 3 acres, more or less

26 Lot 4 of Genoa Estates, Douglas County, Nevada  
27 filed in the office of the County Recorder of  
28 Douglas County, Nevada on March 7, 1966

29 Lot 4 in Block 100, Town of Eureka, State  
30 of Nevada, as the same appears of record in  
31 the office of the Recorder for Eureka  
32 County, State of Nevada, including improvements

33 3. That the following Separate Property of the Decedent,  
34 JACK W. BAY, to the following described property be, and the same  
35 hereby vested in MARGARET G. BAY, the sole legatee under the  
36 Decedent's Will:

37 1/4th interest in the Estate of Geneva R. Bay,  
38 Deceased, pending in 9th Judicial District  
39 Court in and for the County of Douglas

40 Unpatented Mining Claims:

41 1/6th interest in Juniper and Juniper No. 1,  
42 N-MC 121821 and N-MC 121822

43 1/3rd interest in Edith Ohlin No. 1, Edith  
44 Ohlin No. 2, Edith Ohlin No. 3, and Edith  
45 Ohlin No. 4, N-MC 123324, N-MC 123325,  
46 N-MC 123326, and N-MC 123327

47 Sharer and Sharer No. 1, N-MC 123328 and  
48 N-MC 123329 (1/3rd interest)

1 Black Point Silver and Black Point Silver  
2 No. 1, N-MC 123330 and N-MC 123331 (1/3rd int.)  
3 Steel Galena No. 1, N-MC 123332 (1/3rd int.)

4 4. That the sum of \$14,140<sup>00</sup> is fixed and allowed to  
5 the Executrix as her fee for services rendered to the estate.

6 5. That the sum of \$4,200.00 is fixed and allowed to  
7 ROBERT L. WRIGHT, as his fee for accounting services rendered  
8 the estate.

9 6. That the sum of \$10,115<sup>00</sup> is fixed and allowed  
10 as a reasonable attorneys' fee to ELI GRUBIC and JAMES H. THOMPSON,  
11 the attorneys for the estate; and JAMES H. THOMPSON is entitled  
12 to be reimbursed \$203.79 for costs advanced by him on behalf of  
13 the estate.

14 DONE IN OPEN COURT this 20th day of October, 1981.

15 *Howard D. M. Fisher*  
16 DISTRICT JUDGE  
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21 RECORDED AT REQUEST OF  
22 William Cerven  
23 BOOK 99 PAGE 110

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25 OFFICIAL RECORDS  
26 EUREKA COUNTY, NEVADA  
27 WILLIS A. DEPAULI - RECORDER  
28 FILE NO. 82361  
29 FEE \$ 7.00  
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JAMES H. THOMPSON  
ATTORNEY AT LAW