

175023

BY **Sue Gayon** DEPUTY

GLORIA VENTURACCI
COUNTY CLERK

00 AUG - 1 AM 9:05

FILED

1 Case No. 24538

2 Department No. II

3
4
5
6
7 IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
8 IN AND FOR THE COUNTY OF CHURCHILL

9 In the matter of the estate of)
10 PATRICIA KENNARD STEVENSON,) ORDER SETTLING FIRST
11) AND FINAL ACCOUNTING,
12 Deceased.) PETITION FOR FEES AND
13) FOR FINAL DISTRIBUTION
14) AND ORDER FOR PARTITION

15 TOM ARNHART, Personal Representative of the estate of
16 PATRICIA KENNARD STEVENSON, deceased, having filed on the 24th
17 day of July, 2000, a First and Final Accounting, Petition for
18 Fees and For Final Distribution and Request for Partition in
19 Furtherance of Distribution; the matter being heard before the
20 Court on the 1st day of August, 2000, the Court having
21 considered the same and the evidence therein presented, and
22 finding that due and proper notice, according to law, was given
23 in the matter, that all allegations in the accounting and
24 petition are true and correct, and that this estate is in a
25 condition to be finally settled and the assets thereof
26 distributed to the devisees hereinafter named it being
27

1 acknowledged that the personal representative has paid all debts
2 and obligations of this estate, it is, therefore,

3
4 ORDERED, ADJUDGED AND DECREED:

5 1. That the First and Final Accounting of the Personal
6 Representative, as represented in Exhibit "A" to the Petition,
7 is allowed and approved and all actions of the Administrator
8 taken in connection therewith as set forth in the account and
9 petition are hereby ratified and approved.

10 2. That the two (2) heirs to this estate have made
11 agreements as to the final distribution of this estate and the
12 Court approves and ratifies those agreements as is set forth in
13 the Petition.

14 3. That the personal property of the parties has been
15 divided between the heirs and that the division is agreeable to
16 both parties.

17 4. That the 1979 Oldsmobile, VIN 3X69R9M17301, be set
18 aside to ALISA REAVY.

19 5. That the following described real property located in
20 Eureka County, Nevada, be set aside to TOM ARNHART:

21
22
23 Parcel One

24 T.30N, R.48E., MDB&M.

25 Section 15: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the
26 NW $\frac{1}{4}$.

27 Parcel Two

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

T.30N., R.28E., MDB&M

Section 9: The SW¼ of the SE¼

4. That the Churchill County property belonging to the decedent, in accordance with the distribution agreement of the parties, be partitioned, with the West side of property being set aside to TOM ARNHART and ALISA REAVY, share and share alike, as follows:

A parcel of land located in the NE¼ of the NE¼, Section 28, T.19N., R.28e., MDB&M, bounded and described as follows:

Commencing at the NE corner of Section 28, T.19N., R.28e., MDB&M; thence South 00°01' East along the East line of said Section 28 a distance of 1220.16 feet to the South boundary line of the southern Pacific Railroad right-of-way; thence North 72°20' West along the South boundary of said Railroad right-of-way a distance of 339.71 feet to the true point of beginning; thence around the parcel as follows:

North 72°20' West a distance of 186.10 feet; thence South 00°14' East a distance of 154.23 feet to the South line of said NE quarter of the NE quarter; thence North 89°46' East along said South line a distance of 177.09 feet to a line drawn from the point of beginning that bears South 00°14' East; thence North 00°14' West a distance of 197.02 feet to the true point of beginning.

BOOK 336 PAGE 145

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUBJECT TO: all existing power,
utility and road easements.

SUBJECT TO: an easement for common
driveway with the right of ingress and
egress, 30 feet in width over the
Easterly 30 feet of said land.

ALSO SUBJECT TO a 10 foot wide
easement for irrigation purposes,
bounded and described as follows:

Commencing at the SE corner of the
above-described parcel; thence North
00°14' West along the East line of
said parcel a distance of 24.75 feet
to the North boundary of U.S. Highway
50 & 95, the true point of beginning
of said easement; thence around said
easement as follows:

South 89°44'09" West along the North
boundary of said Highway a distance of
117.09 feet; thence North 00°14' West
a distance of 10 feet; thence North
89°44'09" East a distance of 177.09
feet; thence South 00°14' East a
distance of 10 feet to the true point
of beginning.

and;

The East side of the property being set aside to ALISA
REAVY, as follows:

A parcel of land located in the NE¼ of
the NE¼, Section 28, T.19N., R.28E.,
MDB&M, bounded and described as
follows:

Commencing at the NE corner of Section
28, T.19N., R.28E., MDB&M; thence

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

South 00°01' East along the East line of said Section 28 a distance of 1220.16 feet to the South boundary of the Southern Pacific Railroad right-of-way, the true point of beginning; thence around the parcel as follows:

North 72°20'00" West along said Railroad right-of-way a distance of 339.71 feet; thence South 00°14' East a distance of 197.02 feet to the South line of said NE quarter of the NE quarter; thence North 89°46' East a distance of 322.91 feet to the Southeast corner of said NE quarter of the NE quarter; thence North 00°01' West along the East line of said Section 28 a distance of 95 feet more or less to the South boundary of the Southern Pacific Railroad right-of-way, the true point of beginning.

SUBJECT TO all existing power, utility and road easements.

TOGETHER WITH an easement for common driveway with the right of ingress and egress 30 feet in width lying immediately adjacent to the West line of the above described land.

TOGETHER WITH a 10 foot wide easement for irrigation purposes bounded and described as follows:

Commencing at the Southwest corner of the above described parcel; thence North 00°14' West along the West line of said parcel a distance of 24.75 feet to the North boundary of U.S. Highway 50 and 95, the true point of beginning of said easement; thence around said easement as follows:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

South 89°44'09" West along the North boundary of said Highway a distance of 177.09 feet; thence North 00°14' West a distance of 10 feet; thence North 89°44'09" East a distance of 177.09 feet; thence South 00°14' East a distance of 10 feet to the true point of beginning.

5. That all property of the decedent not now known or which may be hereafter discovered is hereby directed to be distributed to ALISA REAVY and TOM ARNHART, share and share alike.

6. That the Court retain jurisdiction in this matter to enter a decree of discharge, discharging the Personal Representative from all liability thereafter to be incurred.

DATED: This 1st day of August, 2000.

David A. Huff
DISTRICT JUDGE

CERTIFIED COPY
The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

Date: 8/1/00
Gloria Venturasci, County Clerk and Clerk of the Third Judicial District Court of the State of Nevada, in and for Churchill County.

By: *[Signature]*, Deputy

BOOK 336 PAGE 143
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Tom Arnhart
00 AUG -9 PM 1:07

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$12.00

175023