

**FILED**  
 DEC 28 1977 *Bl*  
 STATE ENGINEER'S OFFICE

In the District Court of the Fourth Judicial District  
 of the State of Nevada, in and for the County of Elko

**IN THE MATTER OF THE ESTATE OF**  
**WILMA WYATT CROSBY, also known as**  
**WILMA W. CROSBY, and as DIXIE LEE**  
**CROSBY,**  
  
**DECEASED.**

No. 1836

Filed: February 1, 19 57

R. L. KANE, Clerk

WILLIAMS AND MANN  
 ATTORNEYS AT LAW  
 517 IDAHO STREET  
 ELKO, NEVADA

Attorneys for Executor

ORDER APPROVING COMPROMISE OF CLAIM AGAINST ESTATE  
AND DIRECTING TRANSFER OF SPECIFIC ASSETS  
OF ESTATE

The Executor of the above entitled Estate, having filed in this Court his verified petition praying for an order of this Court approving a compromise of a claim against said estate and directing the transfer and conveyance of certain specific assets of the estate, and said petition having duly and regularly come on for hearing before this Court on the 28th day of January, 1957, at the hour of 10:00 o'clock A. M., in the Courtroom of the Elko County Court House, Elko, Nevada, and the said hearing having been continued from January 21st, 1957, at the hour of 10:00 o'clock A. M., by rule of this Court, and JOHN O'HELVENY, the Executor of said estate, being present in Court and represented by one of his attorneys, KENNETH L. MANN, ESQ., of the firm of WILLIAMS and MANN, and MILTON J. REINHART, ESQ., having been heretofore appointed as attorney for absent and minor heirs, being present in Court and having stipulated that the matter come on for hearing at said time and place, and no persons appearing to object to the petition, or

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*Handwritten signature/initials*

1 otherwise, and the Executor having filed herein duly acknowledged  
 2 consents to the petition, executed by CATHERINE CROSBY, EVAN E.  
 3 WYATT, HARRY L. CROSBY, JR., GARY EVAN CROSBY, PHILIP LANG CROSBY  
 4 and DENNIS MICHAEL CROSBY; and the said JOHN O'MELVENY, Guardian  
 5 of the estate of LINDSAY HARRY CROSBY having in Open Court consent-  
 6 ed to the granting of said petition, and oral and documentary  
 7 evidence having been offered in evidence, and no persons having  
 8 appeared to object to or contest said petition, and the matter  
 9 having been duly submitted, AND GOOD CAUSE APPEARING THEREFOR;

10 SAID COURT HEREBY FINDS AS FOLLOWS:

11 I.

12 That due and legal notice of the hearing of said Petition  
 13 has been given by posting and mailing as required by N.C.L., Sec-  
 14 tion 9882.227, 1931-1941 Supplement, and Section 9882.283, 1931-  
 15 1941 Supplement.

16 II.

17 That all of the allegations of said petition are true  
 18 and correct and supported by competent evidence.

19 III.

20 That it is for the advantage, benefit and best interest  
 21 of said estate, and those interested therein, that that certain  
 22 claim held by HARRY L. CROSBY, JR., against said estate, be com-  
 23 promised by the transfer and conveyance of the real and personal  
 24 property located in the County of Elko, State of Nevada, in which  
 25 said estate has any interest, being all of the lands, cattle,  
 26 ranch and farm machinery, automotive equipment, and all furniture  
 27 and all improvements situate on or used in connection with the  
 28 operation of the Crosby ranching properties situate in the said  
 29 Elko County, Nevada, and together with four (4) non-competitive  
 30 five year public domain, United States Oil and Gas Leases, being  
 31 Serial Numbers Nevada 07792, 07793, 07794 and 07795, to the said

1 HARRY L. CROSBY, JR., in consideration of the said HARRY L. CROSBY,  
 2 JR. cancelling and releasing such claim against the estate to the  
 3 extent of \$291,366.94.

4 IT IS HEREBY ORDERED, ADJUDGED AND DECREED, that the  
 5 said Executor be, and he hereby is authorized to compromise the  
 6 said claim of HARRY L. CROSBY, JR., against the said estate by  
 7 transferring and conveying to HARRY L. CROSBY, JR., all of the  
 8 real and personal property hereinafter described, upon receipt  
 9 from the said HARRY L. CROSBY, JR., of a proper receipt and re-  
 10 lease cancelling and releasing his claim for moneys against said  
 11 estate, to the extent of \$291,366.94.

12 Said property is particularly described as follows:

13 An undivided one-half interest in and to the following  
 14 described real property situate in the County of Elko, State of  
 15 Nevada:

16 PARCEL I, (Bellinger Ranch)

17 IN TOWNSHIP 40 NORTH, RANGE 54 EAST, M. D. B. & M.

- 18 Section 5: Lot 5
- 19 Section 9: NW $\frac{1}{4}$ SW $\frac{1}{4}$

20 IN TOWNSHIP 41 NORTH, RANGE 54 EAST, M. D. B. & M.

- 21 Section 1: Lots 3 and 4 of the NW $\frac{1}{4}$  (being the N $\frac{1}{2}$  of NW $\frac{1}{4}$ );  
 SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$
- 22 Section 2: The whole thereof
- 23 Section 3: Lot 1 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$
- 24 Section 4: Lots 2, 3 and 4

25 IN TOWNSHIP 42 NORTH, RANGE 54 EAST, M. D. B. & M.

- 26 Section 33: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$
- 27 Section 35: E $\frac{1}{2}$ ; S $\frac{1}{2}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$
- 28 Section 36: SW $\frac{1}{4}$

29 PARCEL II, (Truett Ranch)

30 IN TOWNSHIP 41 NORTH, RANGE 54 EAST, M. D. B. & M.

- 31 Section 11: SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NW $\frac{1}{4}$ ; N $\frac{1}{2}$ S $\frac{1}{2}$
- Section 12: S $\frac{1}{2}$ N $\frac{1}{2}$ ; N $\frac{1}{2}$ S $\frac{1}{2}$
- Section 13: NE $\frac{1}{4}$ ; SW $\frac{1}{4}$
- Section 14: E $\frac{1}{2}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$
- Section 23: N $\frac{1}{2}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$
- Section 24: SW $\frac{1}{4}$

WILLIAMS AND MANN  
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 517 IDAHO STREET  
 ELKO NEVADA

1 IN TOWNSHIP 41 NORTH, RANGE 55 EAST, M. D. B. & M.

- 2 Section 2: Lot 4 of NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{2}$   
 3 Section 3: Lot 1 of NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; S $\frac{1}{2}$ S $\frac{1}{2}$   
 4 Section 4: S $\frac{1}{2}$ S $\frac{1}{2}$   
 5 Section 7: Lot 3 of SW $\frac{1}{2}$   
 6 Section 8: Lots 2, 3 and 4; SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ SW $\frac{1}{2}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 7 Section 9: N $\frac{1}{2}$   
 8 Section 10: W $\frac{1}{2}$ NW $\frac{1}{2}$   
 9 Section 18: Lots 3 and 4 of SW $\frac{1}{2}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$   
 10 Section 19: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$   
 11 Section 20: SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{2}$

12 IN TOWNSHIP 42 NORTH, RANGE 55 EAST, M. D. B. & M.

- 13 Section 34: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SE $\frac{1}{2}$   
 14 Section 35: W $\frac{1}{2}$ N $\frac{1}{2}$

15 PARCEL III, (Kearns Ranch)

16 IN TOWNSHIP 42 NORTH, RANGE 54 EAST, M. D. B. & M.

- 17 Section 1: Lots 1 and 2 of NE $\frac{1}{4}$  (N $\frac{1}{2}$ NE $\frac{1}{4}$ )  
 18 Section 15: SW $\frac{1}{4}$   
 19 Section 16: E $\frac{1}{2}$ SE $\frac{1}{2}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$   
 20 Section 21: E $\frac{1}{2}$   
 21 Section 22: W $\frac{1}{2}$ NE $\frac{1}{2}$ ; W $\frac{1}{2}$ ; SE $\frac{1}{4}$   
 22 Section 23: SW $\frac{1}{4}$   
 23 Section 25: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$   
 24 Section 26: S $\frac{1}{2}$ NE $\frac{1}{2}$ ; W $\frac{1}{2}$ ; SE $\frac{1}{4}$   
 25 Section 27: N $\frac{1}{2}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 26 Section 28: E $\frac{1}{2}$ NE $\frac{1}{2}$   
 27 Section 34: S $\frac{1}{2}$   
 28 Section 35: NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$   
 29 Section 36: NW $\frac{1}{4}$

30 IN TOWNSHIP 44 NORTH, RANGE 55 EAST, M. D. B. & M.

- 31 Section 21: W $\frac{1}{2}$ NE $\frac{1}{2}$   
 Section 23: SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; W $\frac{1}{2}$ W $\frac{1}{2}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{2}$   
 Section 32: W $\frac{1}{2}$ NE $\frac{1}{2}$

32 PARCEL IV, (Hylton Lands)

33 IN TOWNSHIP 41 NORTH, RANGE 55 EAST, M. D. B. & M.

- 34 Section 6: Lots 6 and 7  
 35 Section 7: SE $\frac{1}{4}$ SE $\frac{1}{4}$   
 36 Section 17: W $\frac{1}{2}$ NW $\frac{1}{2}$ ; NW $\frac{1}{4}$ SW $\frac{1}{4}$   
 37 Section 18: NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; E $\frac{1}{2}$ NE $\frac{1}{2}$

38 PARCEL V, (Laing Ranch)

39 IN TOWNSHIP 41 NORTH, RANGE 54 EAST, M. D. B. & M.

- 40 Section 1: Lots 1 and 2; S $\frac{1}{2}$ NE $\frac{1}{2}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$

41 IN TOWNSHIP 42 NORTH, RANGE 54 EAST, M. D. B. & M.

- 42 Section 25: NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; S $\frac{1}{2}$ SE $\frac{1}{2}$   
 43 Section 36: E $\frac{1}{2}$



1 Documentary evidence introduced at the hearing of said  
2 petition established that the SW $\frac{1}{2}$ SW $\frac{1}{2}$  of Section 24, in T. 44 N.,  
3 R. 55 E., M. D. B. & M., listed in the petition under Parcel VII  
4 (Mink Homestead) was incorrectly described in said petition, and  
5 that the correct description is Lot 4 of said Section. Such  
6 documentary evidence further established that the Decedent had an  
7 undivided one-half interest in and to Lot 5 of Section 5, and the  
8 NW $\frac{1}{2}$ SW $\frac{1}{2}$  of Section 9, T. 40 N., R. 54 E., M. D. B. & M.

9 An option to purchase certain lands known and designated  
10 locally as the Westlund Field, in northern Elko County,  
11 Nevada, and particularly described hereinafter, from Newton  
12 H. Crumley, for the sum of \$3,000.00, plus the actual cost  
13 of any and all improvements made or installed on said  
14 property from and after October 18, 1947, which lands are  
15 particularly described as follows, to-wit:

16 PARCEL NO. 1

17 IN TOWNSHIP 41 NORTH, RANGE 54 EAST, M. D. B. & M.

- 18 Section 7: S $\frac{1}{2}$ NE $\frac{1}{2}$ ; SE $\frac{1}{2}$ NW $\frac{1}{2}$ ; Lot 2 of NW $\frac{1}{2}$ ; N $\frac{1}{2}$ SE $\frac{1}{2}$  and  
SE $\frac{1}{2}$ SE $\frac{1}{2}$
- 19 Section 8: SW $\frac{1}{2}$ SW $\frac{1}{2}$
- 20 Section 17: NW $\frac{1}{2}$ NW $\frac{1}{2}$

21 PARCEL NO. 2

22 A parcel of land in the NE $\frac{1}{2}$ NW $\frac{1}{2}$  Sec. 17, T. 41 N., R. 54 E.,  
23 M. D. B. & M., more particularly described as follows:

24 Beginning at Cor. No. 1, the northwest corner of the  
25 NE $\frac{1}{2}$ NW $\frac{1}{2}$  of said Section 17, thence East 160 feet, more or  
26 less, to Cor. No. 2, a point in a fence line now in place,  
27 thence South 1320 feet, more or less, along a fence line  
28 now in place to Cor. No. 3, thence West 160 feet, more or  
29 less to Cor. No. 4, being the southwest corner of the  
30 NE $\frac{1}{2}$ NW $\frac{1}{2}$  of said Section 17; thence North 1320 feet, more or  
31 less, to Cor. No. 1, the place of beginning, containing  
4.85 acres, more or less.

32 TOGETHER WITH all buildings, fences, barns, sheds and  
33 any and all other improvements situate thereon.

34 TOGETHER WITH all waters, water rights, rights to the  
35 use of water, dams, ditches, canals, pipe lines, reservoirs,  
36 and all other means for the diversion or use of waters  
37 appurtenant to the said property or any part thereof, or  
38 used or enjoyed in connection therewith, and together with  
39 all stock-watering rights used or enjoyed in connection with  
40 the use of any of said lands; and together with all range  
41 rights, grazing rights and forest 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 the Decedent, or used or enjoyed in connection with any of said property, and together with the improvements and appurtenances.

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

The foregoing description includes all real property situate in the County of Elko, State of Nevada, and used in connection with the Crosby Ranches, whether or not the same are correctly described or described at all hereinabove, in which the Decedent had any interest at the time of her death, and also all of the right, title or interest in the premises other than or in addition to that of the Decedent at the time of her death, which has been acquired by the estate.

The following described non-competitive Oil and Gas

Leases:

A non-competitive five-year Public Domain United States Oil and Gas Lease, being Serial No. Nevada 07792, dated February 1, 1952, for 1920 acres in Elko County, described as follows:

- T. 28 N., R. 61 E., M.D.B. Meridian, Section 22: All
- T. 29 N., R. 61 E., M.D.B. Meridian, Section 32: All
- T. 29 N., R. 61 E., M.D.B. Meridian, Section 34: All

A non-competitive five year Public Domain United States Oil and Gas Lease, being Serial No. Nevada 07793, dated February 1, 1952, for 1281.32 acres in Elko County, described as follows:

- T. 27 N., R. 69 E., M.D.B. Meridian, Section 2: All
- T. 28 N., R. 69 E., M.D.B. Meridian, Section 15: All

A non-competitive five-year Public Domain United States Oil and Gas Lease, being Serial No. Nevada 07794, dated February 1, 1952, for 1282.28 acres in Elko County, described as follows:

- T. 33 N., R. 67 E., M.D.B. Meridian, Section 3: All
- Section 28: All

A non-competitive five-year Public Domain United States Oil and Gas Lease, being Serial No. Nevada 07795, dated February 1, 1952, for 630.28 acres in Elko County, described as follows:

- T. 43 N., R. 67 E., M.D.B. Meridian, Section 19: All

(All of the foregoing leases are subject to an overriding royalty of 15% in favor of J. A. Matthews)

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The following described personal property:

All furniture, tractors and ranch and farm equipment  
114 horses

Automotive Equipment

	Motor No.	Serial No.
1947 Dodge Express, 1/2 Ton	T112-119-667	81173707
1945 Dodge Pickup, 1/2 Ton	T112-74688	-----
1946 Chevrolet Flat Bed	DEA 275040	6FW1A346
1951 Willys Pickup	T43767A	451-8C1-17136
1952 Willys Pickup	T60936	10173
1952 Mercury Station Wagon	52LA-16944-M	-----
1948 Dodge Express, 1/2 Ton	T137-10650	83909288
1948 Dodge	T142-6398	82053254
1949 Willys Jeep Pickup	4T-33751	33763
1951 GMC Stock Rack, 1 1/2 T.	A270-776-801	7059
1946 Small Willys Jeep	13115	-----
1946 Chevrolet 3/4 T. Pickup	ADCA275503	-----
1941 Dodge Army 4 x 4	-----	-----

Cattle

- 1814 cows
- 90 bulls
- 31 yearling steers
- 171 yearling heifers
- 1035 weaner calves
- 24 commissary steers
- 6 milk cows
- 32 old bulls
- 77 old cows

Together with all brands of record, in which Decedent had any interest.

This Order is made authorizing the transfer of the specific assets of the estate, consisting of all of the assets of the Decedent situate in the State of Nevada, the said Executor having appeared in Open Court and having waived the right to have a lien upon or look to the specific assets of said estate for payment of his statutory fees and commissions, and the said KENNETH L. MANN and MILTON J. REINHART having in Open Court, at the hearing of said Petition, each waived any right to have a lien upon or look to the specific assets of said estate for the payment of attorney fees or costs of administration, including Appraisers' fees advanced, and all parties stipulating in Open Court that such fees, commissions and expenses to be paid to the respective parties entitled thereto

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from the decedent's estate.

DONE IN OPEN COURT on the 28th day of January, 1957, and  
this written Order signed on this 1st day of February, 1957.

**TAYLOR H. WILES**  
**DISTRICT JUDGE**

**CERTIFICATION OF COPY**  
STATE OF NEVADA  
COUNTY OF ELKO ) SS.  
I, JERRY D. REYNOLDS, the duly elected and  
qualified Recorder of Elko County, in the State of  
Nevada, do hereby certify that this is a true, full  
and correct copy of the instrument now on record  
in this office. IN WITNESS WHEREOF, I have  
hereunto set my hand and affixed the seal of my  
office, in Elko, Nevada this

day of DEC 05 1977 A.D. 19  
**JERRY D. REYNOLDS, COUNTY RECORDER**  
By *Jerry D. Reynolds*  
(SEAL)

*File No. 10072*  
FILED FOR RECORD  
AT REQUEST OF  
*Williams & Mann*  
FEB 11 32 AM '57  
RECORDED COPY 27 PAGE 486 - misc  
RUTH GRISWOLD SABALA  
ELKO COUNTY RECORDER  
*Feb 5 80*

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 Order Approving Compromise of Claim against Estate and Directi  
Transfer of Specific Assets of Estate, re: Probate #1836, ESTATE OF WILMA WYATT  
CROSBY, aka WILMA W. CROSBY and as DIXIE LEE CROSBY, Deceased,  
as the same appears on file and of record in my office.



WITNESS my hand and the Seal of said Court affixed  
this 1st day of February A. D. 19 57

*R. L. Kane*  
Clerk.  
By \_\_\_\_\_  
Deputy Clerk.