

OFFICE OF  
COUNTY RECORDER AND EX-OFFICIO AUDITOR  
WHITE PINE COUNTY, NEVADA

STATE OF NEVADA )  
COUNTY OF WHITE PINE ) SS.

I, James J. Mahoney, the duly Elected  
Qualified and Acting Recorder and Ex-Officio Auditor in and for the County of White  
Pine, State of Nevada DO HEREBY CERTIFY, that the attached copy is  
a full, true and correct copy of the original records of this office of;

Order Approving Report and Confirming Private Sale of Real

And Personal Property, In the Matter of the Estate of Jeff

Hunt, Deceased, dated November 30th, 1956 and Recorded in

Real Estate Record of White Pine County, State of Nevada.

Recorded in Book No. 206

At Pages 168 to 173

Recording Date: Dec. 3, 1956

And which is now of record in this office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal,  
at my office, in the County and State aforesaid, this 29th day of  
December, A.D. 1975.

James J. Mahoney  
County Recorder and Ex-Officio Auditor  
in and for the County of White Pine, State of Nevada  
James J. Mahoney

By: \_\_\_\_\_  
DEPUTY

Prepared by: D. Mathis

Checked by: \_\_\_\_\_

Dated: December 29, 1975



ok  
JAK  
(4)

No. 2054

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

IN THE MATTER OF THE ESTATE  
OF JEFF HUNT,  
Deceased.

No. 2054

Filed: November 30 1956

R. L. Kane - Clerk

ORDER APPROVING REPORT AND CONFIRMING  
PRIVATE SALE OF REAL AND PERSONAL  
PROPERTY

The Report and Petition for confirmation of private sale of real and personal property of Julia S. Hunt, the duly appointed, qualified and acting administratrix of the estate of Jeff Hunt, deceased, having been filed in this court on November 13th, 1956, and having duly and regularly come on for hearing and having been heard before this court on the 30th day of November, 1956, being the time fixed by the Clerk for the hearing thereof, and the court here finding that the Clerk gave due and legal notice of said hearing as required by law, and the court now finding that notice of the sale was duly and regularly given as prescribed by the provisions of that certain act of the legislature of the State of Nevada entitled "An Act Concerning the Estates of Deceased Persons", approved March 26, 1941, as amended, and more particularly as required by Section 9882.156 of said Act as amended, Statutes 1943 P. 50, and the Court being satisfied and now finding that the sum offered represents the fair market value of the property so sold, and that a new appraisal has been had near or at the time of sale and before this Order of Confirmation, and the Court having examined into the necessity for the sale, the advantage, benefit and interest of the estate in having the sale made, and the court having examined the return and witnesses in relation to the sale, and

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SUITE 400-406  
RYLAND BUILDING  
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RENO, NEVADA

1 It appearing to the court and the court here finding that good  
2 reason existed for the sale, and that the sale was legally and  
3 fairly made and fairly conducted, and that the statutory require-  
4 ments with reference to appraisement and fair market value have  
5 been complied with, and that the sum bid is not disproportionate  
6 to the value of the property so sold, and that it does not appear  
7 that a sum exceeding such bid by at least 10 percent may be ob-  
8 tained, and the court further finding that the administratrix,  
9 after having given due and legal notice as required by law, and  
10 on the 22nd day of October, 1956, sold at private sale, subject  
11 to confirmation by this Court, the hereinafter described real  
12 property and such incidental personal property as is located  
13 thereon, for the purchase price of \$21,850.00 to one A. J.  
14 Michaels; that the said purchaser, A. J. Michaels, submitted a  
15 written bid therefor and has deposited with the Nevada Bank of  
16 Commerce at Reno, Nevada, the sum of \$5,000.00 in cash to apply  
17 toward the said purchase price; that in accordance with escrow  
18 instructions which have been signed by said purchaser and by the  
19 administratrix, subject to confirmation by this court, in the  
20 Nevada Bank of Commerce under their escrow No. 506, the said  
21 purchaser has agreed to pay the balance of the purchase price on  
22 demand on or before January 1, 1957, said sale being in accordance  
23 with the terms and conditions as set forth in the published  
24 notice thereof. That the administratrix, in addition to furnish-  
25 ing the deed with revenue stamps attached, and a title policy,  
26 in favor of the purchaser, insuring the title in said purchaser  
27 in the amount of \$20,000.00, is to obtain a reconveyance deed  
28 from said Nevada Bank of Commerce removing said property from  
29 the Bank's Deed of Trust which covers the hereinafter described  
30 property as well as other property in which the estate has some  
31 right, title or interest, and that said administratrix is to pay  
32 for recording of the said deed of reconveyance, and for the

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recording of this Order of Confirmation of Sale and any other expenses which are necessary and properly chargeable to the seller in order to effect the sale; that the administratrix has agreed, subject to the confirmation of this court, to pay one-half of the escrow fee to Nevada Bank of Commerce, and in addition thereto, in connection with said sale, the administratrix has agreed to pay Hamilton McCaughey, Ben Edwards and Associates, 19 North Sierra Street, Reno, Nevada, Real Estate Brokers, who provided the purchaser, a commission in an amount to be approved and allowed by this Honorable Court, not in any event to exceed five percent; that said administratrix believes and has testified that a real estate commission of five percent payable as aforesaid, to wit, in the amount of \$1,092.50, is a reasonable and proper real estate commission to be allowed and fixed and paid as aforesaid. The Court further finds that the aforesaid bid is the only bid received by the administratrix and that accordingly, that at such sale the said A. J. Michaels was the highest and best bidder for said real property. The Court further finds that the advantage, benefit and best interests of the estate in having the sale made, is that said property is heavily encumbered, is nonproductive, is small in size, is non-adjacent to other real properties in said estate, and is of no value whatsoever as an operating property to be kept in said estate, or for the use of those interested therein; that the sale of said property is necessary for the reduction of the obligations against it and other real property, and that the keeping and retaining of said property in the estate would constitute an undue and unreasonable burden upon said estate in that opportunities for the sale or disposition thereof are limited, and that the payment of taxes on said property without the production of income therefrom would be burdensome to said estate. The Court further finds that the aforesaid notices of sale described the

1 said lands as the same are hereinafter described; that no per-  
2 son objected to the approval of the Report or the Petition for  
3 Confirmation and that the said administratrix in all things  
4 proceeded with and managed such sale as required by law in such  
5 cases made and provided, and that all the allegations of said  
6 report and petition are true.

7 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED and DECREED  
8 that the sale of the real estate and personal property hereinafter  
9 described to A. J. Michaels, for the purchase price of \$21,850.00  
10 payable in cash upon compliance by the administratrix with the  
11 terms of said sale to be kept and performed by her, be, and the  
12 same is hereby confirmed, and upon payment of the price aforesaid  
13 said Julia S. Hunt, Administratrix, is directed to execute to  
14 said purchaser a Deed of Conveyance and Bill of Sale therefor.

15 IT IS FURTHER ORDERED that the Administratrix be, and  
16 she is hereby authorized and directed to attach to said Deed  
17 of Conveyance the necessary Federal Revenue Stamps, and a certi-  
18 fied copy of the recorded Order of Confirmation, together with  
19 a Title Policy of Washoe Title Insurance Company in the amount  
20 \$20,000.00 insuring the title in the purchaser; that taxes shall  
21 be prorated as of the date of confirmation; that in addition  
22 to the costs of said revenue stamps and said title insurance  
23 policy, the administratrix shall pay any and all necessary charges  
24 for the recording of the Order of Confirmation and any and all  
25 Deeds of Conveyance or reconveyance by said Nevada Bank of  
26 Commerce, as well as all other necessary expenses in connection  
27 with the completion of said sale.

28 IT IS FURTHER ORDERED that the Administratrix be, and  
29 she is hereby authorized and directed to pay to Hamilton  
30 McCaughey, Ben Edwards and Associates, 19 North Sierra Street,  
31 Reno, Nevada, Real Estate Brokers, who provided the purchaser  
32 a real estate commission in the amount of \$1,092.50

1 dollars.

2 IT IS FURTHER ORDERED that Nevada Bank of Commerce,  
3 having a Deed of Trust upon the hereinafter described property  
4 as well as other property belonging to said estate, securing  
5 a total obligation in the principal amount of \$50,000.00, that  
6 the net purchase money remaining after paying the necessary  
7 expenses of sale, be paid over and delivered to Nevada Bank of  
8 Commerce in consideration of the reconveyance of the said Nevada  
9 Bank of Commerce of the hereinafter described real property from  
10 its said Deed of Trust.

11 Said land and personal property, the private sale of  
12 which is hereby confirmed as aforesaid, is described as follows,  
13 to wit:

14 A community interest in and to certain real and per-  
15 sonal property situated in the County of White Pine,  
16 State of Nevada, commonly known as and called the Vin-  
cente Juaristi Ranch, more particularly described as  
follows:

- 17 IN TOWNSHIP 25 NORTH, RANGE 56 EAST, M.D.B. & M.
- 18 Section 5: SW 1/4 of SW 1/4
- 19 IN TOWNSHIP 26 NORTH, RANGE 56 EAST, M.D.B. & M.
- 20 Section 28: Lots 5 and 6; S 1/2 of SW 1/4 of SW 1/4;
- 21 Section 29: S 1/2 of SE 1/4 of SE 1/4; SW 1/4 of SE 1/4; SE 1/4  
of SW 1/4;
- 22 Section 32: NE 1/4 of NW 1/4; N 1/2 of NE 1/4;
- 23 Section 33: N 1/2 of NW 1/4; Lots 1 and 2; and SW 1/4.

24 Together with all water, water rights, range and range  
25 rights now or heretofore used upon or in connection with said  
26 lands;

27 Together with all improvements of every name, nature,  
28 kind and description situate thereon;

29 Together with all forest reserve rights and  
30 preferences, and private use permits appurtenant to or used and  
31 enjoyed in connection with said premises.

32 All of the above described property lying and being  
approximately 28 miles south of Jiggs, Nevada comprising  
approximately 680 deeded acres, together with buildings, structures  
and improvements thereon, together with personal property located  
thereon.

Together with all of the items of personal property and  
equipment now located upon the aforesaid ranching premises and  
used upon or in connection with the operation thereof or inciden-  
tal thereto.

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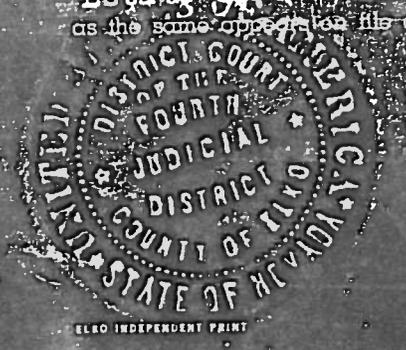
together with any right, title, interest or estate of the decedent which decedent had at the time of his death or which has since accrued to the estate to gas, oil or mineral rights appurtenant to said premises.

DOES IN OPEN COURT this 30th day of November, 1956.

TAYLOR H. WINES  
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 Order Approving Report and Confirming Private Sale of Real and Personal Property Probate No. 2054 In the Matter of the Estate of Jeff Hunt, Deceased as the same appears on file and of record in my office.



WITNESS my hand and the Seal of Said Court affixed this 30 day of November, A. D. 1956  
By [Signature] Clerk.  
[Signature] Deputy Clerk.

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VARSAS, DILLON & BARTLETT  
ATTORNEYS AT LAW  
SUITE 400-406  
RYLAND BUILDING  
220 S. VIRGINIA ST.  
RENO, NEVADA

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RECORDED Dec. 3, 1956 AT 9:20 A.M.  
BOOK 206, PAGE 168-173 Real Estate Records  
J.B. Straight RECORDER OF WHITE PINE COUNTY, NEVADA  
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