

° FILE NO. 71784 °

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

No. 1267

FILED: November 3, 1939

MAE E. CAINE, Clerk

McNAMARA & ROBBINS
Elko, Nevada
Attorneys for Administratrix

INDEXED

IN THE MATTER OF THE ESTATE OF
JAMES RIDDELL,
DECEASED.

DECREE ALLOWING AND SETTLING FIRST
AND FINAL ACCOUNT OF ADMINISTRATRIX
AND OF DISTRIBUTION

Comes now CLARA RIDDELL, Administratrix of the Estate of JAMES RIDDELL, Deceased, and proves to the satisfaction of the Court that her first and final account and petition for distribution was filed with the Clerk of the above-entitled Court on the 18th day of October, 1939; that the said Clerk thereupon fixed the 1st day of November, 1939, at the hour of two o'clock in the afternoon for the hearing thereof, and there having been filed herein affidavit of the posting of the notice of said hearing, as required by law, and there having been also filed herein the written consent of all of the heirs-at-law, and being all of the persons interested in said Estate, acknowledging receipt of notice of said hearing, and waiving any further notice, and consenting that the same may be heard as noticed; and said petition now being presented to the Court, and no person appearing to contest or object to the same, the Court, after hearing the evidence and being satisfied that no taxes of any kind are due or payable against the property of the said Estate, orders and adjudges as follows:

IT IS ORDERED, ADJUDGED AND DECREED, that the first and final account of said Administratrix is hereby approved, allowed and settled as rendered, and that all things done by her as said Administratrix are hereby approved as reported.

*Elko County
Misc
Book 11
page 293*

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that due and legal notice to creditors of said decedent has been given as required by law.

It also appears to the Court that but one creditor's claim has been filed against said Estate, being the claim of the Federal Land Bank of Berkeley, covering an unmatured and unpaid balance of a principal loan secured by a real mortgage on the real property belonging to said deceased at the time of his death, and that under the facts set forth in said creditor's claim, no amount is due thereon and no matured balances are unpaid.

The Court being satisfied that all costs of administration will be paid personally by said Administratrix, and will not be chargeable to said Estate, and from her verified petition, said Administratrix has waived any commissions to which she would be entitled as Administratrix of said Estate, and the Court being satisfied that no attorneys' fees are due to the attorneys who have represented said Administratrix in the administration of said Estate, to-wit, the firm of McNAMARA & ROBBINS, which firm, through JOHN E. ROBBINS of said firm, waived in open Court any fees to which said firm may be entitled for services rendered.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, that the said deceased died intestate and left surviving him as his only heirs-at-law, the following named persons, whose names, residences and relationship to said deceased are as follows, all of whom are over the age of twenty-one years:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>RESIDENCE</u>
MABEL S. RIDDELL	Wife	Deeth, Nevada.
CLARA RIDDELL	Daughter	Elko, Nevada.
RUTH RIDDELL	Daughter	Elko, Nevada.

The Court being satisfied that said Estate is now in condition to be closed, and that there will be no further costs or expenses, save and except the recording fees for recording of a certified copy of this decree, which said Administratrix personally assumes.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the rest, residue and remainder of said Estate, being the separate property of said deceased, together with any other property which may belong to said decedent, or to his said Estate, or in which the said Estate may have any interest, or which may hereafter be discovered, shall be deemed the separate property of said deceased, and shall be distributed, subject to any and all valid and subsisting liens or mortgages, according to law as follows, to-wit:

To MABEL S. RIDDELL, surviving wife, an undivided one-third thereof;

To CLARA RIDDELL, surviving daughter, an undivided one-third thereof;

To RUTH RIDDELL, surviving daughter, an undivided one-third thereof;

The residue so distributed to said last named persons, so far as is known, is described as follows, to-wit:

REAL PROPERTY

TOWNSHIP 36 NORTH, RANGE 60 EAST, M. D. B. & M.

Section 3: S $\frac{1}{2}$ NW $\frac{1}{2}$ SW $\frac{1}{2}$; SW $\frac{1}{2}$ SW $\frac{1}{2}$; S $\frac{1}{2}$ SE $\frac{1}{2}$ SW $\frac{1}{2}$;
Section 4: N $\frac{1}{2}$ SE $\frac{1}{2}$;

TOWNSHIP 37 NORTH, RANGE 60 EAST, M. D. B. & M.

Section 31: The whole thereof.

Less a strip of land in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 31, T. 37 N., R. 60 East, M. D. B. & M., 100 feet wide, heretofore conveyed to the State of Nevada for right of way, by deed dated June 13, 1931, and recorded in Book 46 of Deeds, at page 54, records of Elko County, Nevada.

Together with all improvements situate thereon.

Together with all water, water rights, dams and ditches appurtenant to said lands, or used in connection therewith, or any portion of same.

Together with all range and range rights appurtenant to said lands.

PERSONAL PROPERTY

13 head of cows
5 head of calves

Miscellaneous farm machinery and tools, furniture and household equipment.

IT IS HEREBY FURTHER ORDERED, that the said Administratrix, upon filing for record in the office of the County Recorder of the County of Elko, State of Nevada, of a certified copy of this decree, that she be discharged from her trust and her bondsmen exonerated.

Done in open Court this 3rd day of November, 1939.

JAMES DYSART
DISTRICT JUDGE.

STATE OF NEVADA)
COUNTY OF ELKO,)

I, MAE E. CAINE, 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 DECREE ALLOWING AND SETTLING FIRST AND FINAL ACCOUNT OF ADMINISTRATRIX AND OF DISTRIBUTION, IN THE MATTER OF THE ESTATE OF JAMES RIDDELL, DECEASED, PROBATE NO. 1267, as the same appears on file and of record in my office.

WITNESS my hand and the seal of said Court affixed this 3rd day of November, A. D., 1939.

S E A L

Mae E. Caine Clerk

By _____
deputy Clerk.

Filed for record at request of McNamara & Robbins on the 3 day of Nov. 1939 at 1:40 o'clock P. M.

Gertrude M. Williams, County Recorder.
By R. E. Wright, Deputy

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

2nd day of April A.D. 1939
JERRY D. REYNOLDS, COUNTY RECORDER
[Signature]
(SEAL)