

Filed for record January 5, 1950 at 4:40 P.M.
Mabel F. Rice, Register of Deeds
IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE
OF
GUS TRIVELPIECE DECEASED
DECREE DETERMINING HEIRSHIP

Now on this 5th day of January, 1950, this cause comes on to be heard upon the petition of William Trivelpiece, and on consideration of the pleadings, the evidence and the files in the case, the court finds that due and legal notice of this proceedings has been given to all persons interested in said matter, both as creditors and heirs as is required by law. That all of the allegations set forth in the petition are true; that the said Gus Trivelpiece died intestate, a resident of Buffalo County, Nebraska, on the 24th day of May 1927, seized in fee simple title of the following described real estate, to-wit:

An undivided one-half interest of part of the west half of lot 6 in block 4, Sixth Addition to the Village of Gibbon, in Buffalo County, Nebraska, more particularly described: beginning at the southwest corner of lot 6 in Block 4, Sixth Addition to Gibbon, running thence east 147 feet 6 inches, thence northwesterly 72 feet 9 inches, thence west 145 feet 8 inches to the west line of said lot 6, thence south to the place of beginning. That no application has been made in the State of Nebraska for the appointment of an administrator of the estate of the deceased, that more than two years have elapsed since the date of his death, that regular administration should be dispensed with. That said deceased left him surviving as his sole and only heirs at law, Alice Trivelpiece, his wife, Gladys McDonald, his daughter, and William Trivelpiece, his son, that said estate and the distributive shares thereof are not liable for State inheritance taxes; that claims of creditors are barred.

IT IS THEREFORE ADJUDGED AND DECREED that said deceased departed this life a resident of Buffalo County, Nebraska, May 24, 1927, seized of the above described real estate, he left him surviving the above named heirs at law and none others, the claims of creditors against said estate are forever barred, that the distributive shares of said estate are not liable for the payment of inheritance taxes, that said real estate descends to said heirs at law in the manner provided by the statutes of Nebraska.

FILED Jan 5 1950

Harvey M. Wilson County Judge

Harvey M. Wilson County Judge

(SEAL)

CERTIFICATE OF RECORD

THE STATE OF NEBRASKA

SS IN THE COUNTY COURT:

BUFFALO COUNTY

I, Harvey M. Wilson County Judge, within and for said County of Buffalo and State of Nebraska, and keeper of the records and seal thereof, hereby certify that I have examined the within and foregoing copy of the record of the Decree in the Matter of the Estate of Gus Trivelpiece, Deceased and have compared all of the foregoing with the original record thereof now remaining in said court and have found the same to be a correct transcript therefrom and of the whole of said original record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, on this 5th day of January, 1950.

COUNTY COURT SEAL

Harvey M. Wilson
County Judge
By ___ Clerk of the County Court

UNITED STATES
TO PATENT
REUBEN J. WELCH
214

Filed for record January 6, 1950 at 11:25 A.M.
Mabel F. Rice, Register of Deeds

THE UNITED STATES OF AMERICA, To All To Whom These Presents Shall Come, Greeting:
Homestead Certificate No. 5934
Application 71485

WHEREAS there has been deposited in the GENERAL LAND OFFICE of the United States a CERTIFICATE of the Register of the Land Office at Grand Island Nebraska, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to actual settlers on the public domain," and the acts supplemental thereto, the claim of Reuben J. Welch has been established and duly consummated in conformity to law for the North-west quarter of section six, in township eleven north, of range thirteen west of the Sixth Principal Meridian, in Nebraska, containing one hundred and fifty-two acres, and seventy-two hundredths of an acre, according to the Official Plat of the Survey of the said Land returned to the GENERAL LAND OFFICE by the SURVEYOR GENERAL.

Now know ye, That there is therefore granted by the UNITED STATES unto the said Reuben J. Welch, the tract of land above described: TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said Reuben J. Welch, and to his heirs and assigns forever.

In testimony whereof I, Grover Cleveland President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the twenty fifth day of March, in the year of Our Lord one thousand eight hundred and eighty five, and of the Independence of the United States the one hundred and ninth.

10284
(L. S.)

By the President: Grover Cleveland
By M. M. McKean Sec'y
S. W. Clark, Recorder of the General Land Office

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT WASHINGTON, D. C.

Dec. 30, 1949

I hereby certify that this photograph is a true copy of the patent record, which is in my custody in this office.

(DEPARTMENT OF INTERIOR SEAL)

Nellie B. Jeffery
Acting Chief, Patents Section

H. PAUL SNIDER, GDN
TO GUARDIAN'S DEED
GLENN E. BURTON ET AL

Filed for record January 9, 1950 at 8:30 A.M.
Mabel F. Rice, Register of Deeds
CAN. REV. \$7.70

GUARDIAN'S DEED

KNOW ALL MEN BY THESE PRESENTS: That, in pursuance of an order of the Honorable E. G. Reed, Judge of the District Court of Buffalo County, Nebraska, made on the 21st day of October, 1949, I was licensed by said Judge to sell at public auction in the manner provided by law, the real estate hereinafter described; that thereupon I gave notice of the time and place of said sale as required by law and at the time and place therein specified, after said sale had been held open one hour I sold said real estate at public auction to Glenn E. Burton and Gladys LeDoyt, they being the highest bidders therefor, that said sale was thereupon reported to said Judge of the District Court and by him in all things confirmed and I was ordered to make a deed of said premises to said purchasers.

Now, therefore, I, H. Paul Snider, guardian of Betty Brundage, an incompetent person, in consideration of the premises and the sum of \$6800.00 so bid and paid by Glenn E. Burton and Gladys LeDoyt and by virtue of the powers intrusted in me by said order and proceedings do by these presents grant, sell and convey unto the said Glenn E. Burton and Gladys LeDoyt, and unto their heirs and assigns, the real estate described as follows, to-wit:

The North Half of lot 1, block 37, Perkins and Harford's addition to the City of Kearney, Nebraska, with all the appurtenances thereunto belonging to have and to hold the same unto them the said Glenn E. Burton and Gladys LeDoyt and to their heirs and assigns forever.

In witness whereof I have hereunto set my hand this 3rd day of December, 1949.

H. Paul Snider
H. Paul Snider, Guardian of the Estate of
Betty Brundage, a mentally ill person.

STATE OF NEBRASKA COUNTY OF BUFFALO SS

On this 3rd day of December, 1949, before me Barlow Nye, the undersigned Notary Public, duly commissioned for

and residing in said County, personally appeared H. Paul Snider, to me known to be the identical person who executed the foregoing instrument of conveyance, and who did acknowledge the same to be his free voluntary act and deed, as such guardian, for all of the purposes therein expressed.

Witness my hand and notarial seal the day and year last above written.

Barlow Nye
Notary Public

My commission expires the 20 day of November, 1951

SEAL

JOHN R. MAULER, DEC'D
TO WILL AND DECREE

Filed for record January 12, 1950 at 10:00 A.M.
Mabel F. Rice, Register of Deeds

MARY MAULER

LAST WILL AND TESTAMENT OF JOHN R. MAULER

Know all men by these presents: I, John R. Mauler, of Pleasanton, Nebraska, being of sound mind and memory, and realizing the uncertainty of this mortal life, do hereby make and publish my last will and testament in the following form, that is to say:

First, I direct that my funeral expenses and all of my just debts be paid by me executrix hereinafter named from my personal property, and grant a power of sale to any of my real estate to her as such executrix for that purpose, if necessary.

Second, I give, devise, and bequeath all of my property, real, personal or mixed to my beloved wife, Mary Mauler.

Third, I appoint my wife, Mary Mauler, the executrix of this my last will and testament, and direct that she shall not be required to furnish bond for faithful performance of such duties.

In witness whereof I have hereunto subscribed my name this Sixth day of May, in the year, One Thousand Nine Hundred Forty-three.
John R. Mauler

We, whose names are hereunto subscribed, do hereby certify that John R. Mauler, the testator, subscribed his name to this instrument in our presence, and in the presence of each of us, and declared, at the same time, in our presence and hearing that this instrument was his last will and testament, and, we at his request, sign our names hereto in his presence as attesting witnesses.

O. A. Drake
J. H. Fowler

Filed Aug 16 1949
Harvey M. Wilson County Judge

CERTIFICATE OF PROBATE OF WILL.

THE STATE OF NEBRASKA,
SS IN COUNTY COURT.

COUNTY OF BUFFALO

In the matter of the estate John R. Mauler deceased.

I hereby certify that on the 8th day of September, 1949 the foregoing instrument of writing to which this certificate is attached was duly probated and allowed as the Last Will and Testament of John R. Mauler deceased and the same was duly filed and entered upon the probate records of said county.

Witness my hand and official seal, this 8th day of September, 1949

Harvey M. Wilson
County Judge

(SEAL)
Filed Sep 8 1949
Harvey M. Wilson County Judge

IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE OF JOHN R. MAULER, DECEASED FINAL DECREE

Now, on this 12th day of January, 1950, this matter came on for hearing before the Court for final administration of account of Mary Mauler, the executrix of said estate and her petition praying for final settlement thereof and the Court finds:

1. Notice of this hearing has been published as required by law.
2. Notice to creditors of this estate to file in this Court their claims for allowance has been published in pursuance of an order of this Court; the time therein limited for that purpose has expired; further claims are barred, and all expenses of funeral, last-illness, claims and costs of administration are paid.
3. John R. Mauler died, testate, upon August 9, 1949, a resident of Buffalo County, Nebraska, at said time, leaving a Last Will and Testament which has been heretofore allowed to probate in this Court; Mary Mauler is the duly qualified and acting executrix of his estate and of said Last Will and Testament, and her final administration of account and report is just and correct and ought to be and is hereby approved.
4. The said John R. Mauler, deceased, left surviving him, no children, his widow, Mary Mauler, five brothers, namely, Rudolph Mauler, Maurice Mauler, Frank Mauler, Albert Mauler and William Mauler, and four sisters, namely, Rose Johnson, Anna Johnson, Freda Gosche and Emma Renauld, as his only heirs-at-law.
5. The said John R. Mauler, deceased, died seized of the fee simple title to Lot twenty (20), Pearson's Addition to the Village of Pleasanton, Nebraska, except that part platted as Pearson's Second Sub-division, and except a strip one rod wide across the north side of lot twenty (20) deeded to Buffalo County, according to plat, and except a strip 80 feet wide along the south side of said lot twenty (20) deeded to Village of Pleasanton, Nebraska, for a street, and except a tract 50 feet by 50 feet as shown in book 100 at page 238, Deed records of Buffalo County, Nebraska, also a strip 80 feet wide as shown in book 130 at page 467, Deed records of Buffalo County, Nebraska, and except a tract described as: Starting at the northwest corner of lot six (6), Pearson's Addition to Pleasanton, Nebraska, running thence north 15 degrees west 400 feet, thence west 50 feet for a place of beginning, thence west 160 feet, thence north 150 feet, thence east 160 feet, thence south 150 feet to place of beginning; Lots twenty-one (21), twenty-two (22), twenty-three (23), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), forty-one (41), forty-two (42) and forty-three (43) in Pearson's Second Sub-division to Pleasanton, Nebraska, the said lot twenty-three (23) being a tract of land described as follows: Starting at the northwest corner of lot six (6) in Pearson's Addition to Pleasanton, Nebraska, thence north 15 degrees west 400 feet, thence west 50 feet, thence north 75 feet, for a place of beginning; thence west 160 feet, thence north 75 feet, thence east 160 feet, thence south 75 feet to the place of beginning; all in Buffalo County, Nebraska, which descended in accordance with the said Last Will and Testament which has been heretofore allowed to probate.
6. The said executrix has properly distributed the personal property in accordance with the terms of the said Last Will and Testament of John R. Mauler, deceased.
7. The distributive share of said estate is not liable for the payment of inheritance taxes under the laws of the State of Nebraska.

IT IS THEREFORE adjudged and decreed by the Court: the said final administration of account is approved; claims of creditors against this estate are barred; all funeral expense, expense of last-illness, claims, costs of administration are paid; the estate is not liable for inheritance taxes; John R. Mauler died on August 9, 1949, testate, a resident of Buffalo County, Nebraska, leaving surviving him the foregoing described heirs-at-law and the foregoing described land which descended in accordance with said Last Will and Testament; the personal property has been properly distributed in accordance with the terms of said Last Will and Testament of John R. Mauler, deceased; and the said executrix is hereby discharged.

(SEAL)
Filed Jan 12 1950 Harvey M. Wilson County Judge

BY THE COURT:
Harvey M. Wilson
County Judge, Buffalo County, Nebraska

CERTIFICATE OF RECORD

THE STATE OF NEBRASKA
SS IN THE COUNTY COURT:

BUFFALO COUNTY

I, Harvey M. Wilson County Judge, within and for said County of Buffalo and State of Nebraska, and keeper of the records and seal thereof, hereby certify that I have examined the within and foregoing copy of the record of the Last Will and Testament, Certificate of Probate of Will and Final Decree in the Matter of the Estate of John R. Mauler, Deceased and have compared all of the foregoing with the original record thereof now remaining in said court and have