

1 Case No. P-9036

2 Dept. No. 1

BY *ABowen*

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IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

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IN THE MATTER OF THE GUARDIANSHIP
OF THE PERSON AND ESTATE

ORDER CONFIRMING SALE

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-of-

OF REAL AND PERSONAL

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ELIZABETH RUSSELL.

PROPERTY

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The Petition of DOROTHY RUSSELL FITZHUGH, Guardian of the
Person and Estate of ELIZABETH RUSSELL, for Confirmation of Sale
of Real and Personal Property having come on regularly for
hearing before this Court on the 21st day of June, 1983, the
Court having examined the verified Petition, and hearing the
evidence, finds:

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1. That Waivers of Notice and Time of the hearing of such
Petition have previously been filed herein and that all of the
allegations of said Petition are true.

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2. That said sale was legally made and fairly conducted;
that notice of the time, place, and terms of the sale were given
as prescribed by law.

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3. That said property was appraised within one year prior
to said sale and that the sum offered represented the fair market
value of the property sold.

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4. That the sale price is not disproportionate to the value
of the property sold and it does not appear that a sum exceeding
such sale price by at least 5% may be obtained.

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THEREFORE, it is ordered by the Court that the sale so made

1 of the real property situated in the County of Douglas, State of
2 Nevada, known as Lot 2, as shown on the Map of KINGSLANE UNIT
3 NO. 1, filed in the Office of the County Recorder of Douglas
4 County, Nevada, on December 26, 1968; and the personal property
5 located upon the real property described as one (1) Capewood
6 24x60 House Trailer, Identification #C1368, to DONALD BENTLY for
7 the sum of THIRTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$39,500.00),
8 be and the same is hereby confirmed; that said DOROTHY RUSSELL
9 FITZHUGH is hereby authorized and directed to pay one-half (1/2)
10 of the title insurance premium and one-half (1/2) of the real
11 property transfer taxes, and upon receipt of the purchase price
12 aforesaid, said Guardian is directed to execute appropriate
13 conveyances in favor of said purchaser.

14 Dated this 9th day of June, 1983.

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16 Howard D. Mitchell
17 DISTRICT JUDGE

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25 CERTIFIED COPY

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

28 DATE: June 23, 1983
29 J. Bernard Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas..
30 By Anne Bowen Deputy

31 SEAL

32 REQUESTED BY
J.M. O'Reilly
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$5.00
1983 JUN 23 PM 1:26

J.M. O'Reilly, Esq.
Box 1327
Gardnerville, NV 89410

-2- SUZANNE BEAUDREAU
RECORDER

Cecil J. Hart 082013
Dep. BOOK 683 PAGE 2030

✓ Sheerin, O'Reilly,
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Carson City and
Gardnerville, Nevada