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CASE NO. P-13906

'85 MAY 28 A9:41

DEPT. NO. 1

YVONNE BERNARD
CLERK

[Signature]
DEPUTY

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

IN THE MATTER OF THE ESTATE OF)
IRENE M. BARRETT,) ORDER CONFIRMING SALE
Deceased.) OF REAL PROPERTY

The return and petition of ROBERT O. BARRETT, Administrator of the Estate of IRENE BARRETT, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 9th day of May, 1985, the Court after examining the verified return and petition, and hearing the evidence, finds:

1. That due notice of the hearing of such return and petition has been given and that all of the allegations of said petition are true.
2. That said sale was legally made and fairly conducted; that notice of the time, place, and terms of the sale was given as prescribed by law.
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.
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 five percent (5%) may be obtained.
5. FIVE THOUSAND DOLLARS (\$5,000.00) of the purchase price shall remain in escrow, said sum to be used for the repair

1 of damages noted in the Termite Inspection Report. If there are
2 any monies left after this repair work is completed, the
3 remainder is to be divided in the same manner as the rest of the
4 proceeds from the sale.

5 THEREFORE, it is ordered by the Court that the sale so
6 made of the real property described in Exhibit "A" attached
7 hereto and made a part hereof, to VERNE and De'LILA WELCH,
8 husband and wife, for the sum of ONE HUNDRED NINETY-FIVE
9 THOUSAND DOLLARS (\$195,000.00), minus \$5,000.00, more or less,
10 as referred to in paragraph 5. above, with purchasers paying off
11 the note and deed of trust and paying the Estate's equity in
12 cash, be and the same is hereby confirmed; that said ROBERT O.
13 BARRETT, Administrator of the Estate of IRENE BARRETT, deceased,
14 is hereby authorized and directed to pay the title insurance
15 premium, real property transfer tax and customary closing costs
16 and prorations incident to such sale through a proper escrow
17 established for such purpose, and upon receipt of the purchase
18 price aforesaid through such escrow, said Administrator is
19 directed to execute appropriate conveyances in favor of said
20 purchasers to be delivered through such escrow.

21 DATED: This 27th day of May, 1985.

22
23
24 *[Signature]*
25 DISTRICT JUDGE

26 **SEAL** CERTIFIED COPY

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

30 DATE: June 7, 1985
31 *[Signature]* Clerk of the 9th Judicial District Court
32 of the State of Nevada, in and for the County of Douglas.

By *[Signature]* Deputy

1 All that real property at Rt. 1, Box 429, Highway 88,
2 located in Douglas County, State of Nevada:

3 All that certain lot, piece or parcel of
4 land situate in the County of Douglas, State
5 of Nevada, more particularly described as
6 follows:

7 A parcel of land, located in the Northeast
8 1/4 of the Southwest 1/4 of Section 19, Town-
9 ship 12 North, Range 20 East, M.D.B.&M.,
10 Douglas County, Nevada, more particularly des-
11 cribed as follows:

12 Commencing at the west one quarter corner of
13 Section 30, Township 12 North, Range 20 East,
14 M.D.B.&M., proceed North 18°17'07" East 4177.69
15 feet and North 0°28'12" East, 649.36 feet, to
16 the TRUE POINT OF BEGINNING, at the Southwest
17 Corner of the parcel thence North 0°28'12" East,
18 355.98 feet to the Northwest Corner of the
19 parcel; thence North 89°51'31" East, 1222.28 feet,
20 to a point on the Nevada State Highway right-of-way
21 line, which is the Northeast Corner of the
22 parcel; thence South 0°07'45" West, 32.73 feet,
23 along said right-of-way line to a point, thence
24 South 0°06' East, 273.18 feet, along said
25 highway right-of-way line, to the Southeast
26 Corner of the parcel; thence South 89°51'31"
27 West, 1225.47 feet, to the TRUE POINT OF
28 BEGINNING.

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EXHIBIT "A"

REQUESTED BY
LAWYERS TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'85 JUN -7 P3:44

SUZANNE BEAUDREAU
RECORDER

S. 760 PAID DEPUTY

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