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UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA
(Reno Court)

IN RE:

LEMONS & ASSOCIATES, INC., a Nevada corporation, dba INTERWEST LEASING, INC., a Nevada corporation, formerly Lemons Leasing, Inc., a Nevada corporation, dba INTERWEST DEVELOPMENT, INC., a Nevada corporation, formerly Home Associates, Inc.,

Debtors.

Chapter 11 Reorganization

Case No. 85-273

ORDER APPROVING SALE OF REAL PROPERTY (1515 LOU COURT, GARDNERVILLE, NEVADA); APPOINTING REAL ESTATE BROKER NUNC PRO TUNC AND PAYMENT OF REAL ESTATE COMMISSION

DATE: AUGUST 9, 1985 TIME: 3:00 p.m.

Trustee's Motion For Authorization Of Sale Of The Property (1515 Lou Court, Gardnerville, Nevada); Appointment Of Nunc Pro Tunc And Payment Of Real Estate Agency Real Estate Commission (Coldwell Banker Itildo) filed July 24, 1985, came on regularly for hearing at the time and place as specified above. Austin Cooper appeared on behalf of Leroy Bergstrom. R. Trustee. No objections having been received or filed and there ///

being no appearance in opposition to such motion, the Court makes the following findings:

- 1. Said Motion has been properly noticed in accordance with the Court's Order Specifying Notice To Be Given In This Case Generally, dated June 13, 1985, and
- 2. It is in the best interest of the estate to approve the sale, appoint real estate broker, and approve payment of real estate commission as specified in the Motion,

THEREFORE, IT IS ORDERED as follows:

1. The real property commonly known as 1515 Lou Court, located in the City Gardnerville, Douglas County, Nevada, more particularly described as

Lot 6, as shown on the map of COUNTRY CLUB ESTATES, filed in the office of the County Recorder of Douglas County, Nevada, on July 17, 1967, in Map Book 1 of Maps, as Document No. 37147.

shall be sold to Laramie Huggans and Janet Huggans free and clear of all liens and encumbrances other than as provided in the foregoing motion and in accordance with the terms of the purchase agreement and earnest money receipt attached as Exhibit "C" to said motion;

- 2. The Trustee shall execute any and all documentation necessary on behalf of the estate to complete the sale of the real property;
- 3. Coldwell Banker Itildo is appointed broker for the Trustee nunc pro tunc as of the date of its listing agreement with the broker and may be paid real estate commission in the amount of 6% of sales price (\$6,660.00);

Closing costs shall be satisfied; and proceeds shall bе sales balance of the 5. The distributed to the Trustee for the benefit of the estate. DATED this day of JONES Unite States Bankruptcy Judge REQUESTED BY I hereby certify that the attached LAWYERS TITLE

Instrument is a true and correct copy of the original on file in the office of the Bankruptcy Judge. Bankruptoy Judge . Authorized Clerk

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IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

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SUZANNE BEAUDREAU RECORRER **LDEPUTY**

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