

1 Case No. 86-2425

2 Dept. No. 9

FILED

'86 DEC 17 A8:13

JUDICIAL DISTRICT COURT
OF THE STATE OF NEVADA
WASHOE COUNTY
CLERK

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6 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF WASHOE

8 In the Matter of the Estate)
9 of)
10 CATHERINE McLEAN,)
11 Deceased.)

ORDER CONFIRMING SALE

12 The verified Report of Sale and Petition of FIRST INTERSTATE
13 BANK OF NEVADA, N.A., Executor of the Will of CATHERINE McLEAN,
14 deceased, for confirmation of sale of real property, came on
15 regularly for hearing this day, and the court finds:

16 1. Due and legal notice of this hearing has been given
17 for the period and in the manner prescribed by law.

18 2. Pursuant to its authority in the Last Will and Testament
19 on file herein, the Executor sold at private sale that real
20 property situate in Douglas County, more particularly described
21 as follows:

22 All that certain lot, piece or parcel of land
23 situate in the County of Douglas, State of
24 Nevada, described as follows:

25 Lot 115, as shown on the map of ZEPHYR KNOLLS
26 UNIT NO. 4, filed in the office of the County
Recorder of Douglas County, State of Nevada,
on October 14, 1957, as Document No. 12699.

27 to the United States Department of Agriculture Forest Service
28 for the sum of \$20,000.00. The terms and conditions of the sale

LAW OFFICES
GENE R. BARBAGELATA
SUITE 320
350 SOUTH CENTER STREET
RENO, NEVADA 89501
(702) 323-0666

156431

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1 are \$20,000.00 cash.

2 No broker's commission is payable in connection with said
3 sale; that, however, by the terms of said sale, the estate will
4 be required to pay title insurance premium, real estate property
5 transfer tax, and certain customary closing costs and prorations
6 at the close of sale.

7 3. That the real property has been appraised within one
8 (1) year of the sale, and the Certificate of Appraisal of Stephen
9 R. Johnson & Associates Inc., dated the 14th day of July, 1986,
10 is on file herein. The fair market value of the property, as
11 set forth in the appraisal, is \$20,000.00.

12 4. The court has examined into the advantage, benefit
13 and interest of the estate in having the sale made, and for the
14 reasons set forth in the petition, finds good reason exists and
15 it is for the advantage of the estate and that the sum bid is
16 not disproportionate to the value of the property.

17 5. No offer in excess of the bid has been made, and it
18 does not appear that a sum exceeding the bid by at least five
19 (5%) percent can be obtained.

20 IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED that the
21 sale be made of the estate's interest in the real property
22 hereinafter described to the United States Department of
23 Agriculture Forest Service, which sale is confirmed and upon
24 receipt of the balance of the purchase price, the Executor is
25 authorized and directed to execute and deliver a conveyance thereof
26 to the purchasers. The real property is described as follows:

27 All that certain lot, piece or parcel of land
28 situate in the County of Douglas, State of

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Nevada, described as follows:

Lot 115, as shown on the Map of ZEPHYR KNOLLS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 14, 1957, as Document No. 12699.

DONE IN OPEN COURT this 17 day of December, 1986.

Robert L. Schumailer
DISTRICT JUDGE

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

DATE: December 17 1986
JUDI BAILEY, Clerk of the District Court, Washoe County of Nevada, State of Nevada.

By: [Signature] Deputy.

SEAL

REQUESTED BY
FIRST NEVADA TITLE COMPANY
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'87 JUN 12 AM 11:49

SUZANNE BEAUCREAU
RECORDER

-3-

\$ 7.00 PAID [Signature] DEPUTY, **156431**

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LAW OFFICES
GENE R. BARBAGELATA
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350 SOUTH CENTER STREET
RENO, NEVADA 89501
(702) 323-0666