

FILED

NO. _____

1 Case No. P-18178

2 Dept. No. 1

'87 OCT 13 A9:19

BARBARA REED

CLERK

BY **D. DALY**

DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

8 * * * * *

9 IN THE MATTER OF THE ESTATE OF

10 ETHEL G. WALLACE, also known
11 as ETHEL CHARLOTTE WALLACE,
12 formerly known as ETHEL SCOTT,

ORDER CONFIRMING SALE
OF REAL PROPERTY

12 Deceased.

13
14 This matter having come on regularly for hearing before
15 the above-entitled Court upon the verified petition of BRUCE J.
16 WALLACE, praying for an Order Confirming the Sale of Real
17 Property, and

18 It appearing to the satisfaction of the Court that
19 notice of the time and place of hearing has been duly given and
20 served as required by law, and no person appearing to contest the
21 petition, and testimony having been given upon said hearing and
22 proof having been made to the satisfaction of the Court,

23 The Court finds that all of the facts alleged in the
24 petition are true and that the petition ought to be granted.

25 IT IS THEREFORE ADJUDGED AND DETERMINED by the Court
26 that Petitioner has sold at private sale, without notice, subject
27 to confirmation by the Court, that certain real property
28 (hereinafter referred to "the property"), situate in

164372

BOOK 1087 PAGE 1818

1 Gardnerville, Douglas County, Nevada, described as follows:

2 ASSESSOR'S PARCEL #25-283-05

3 All that certain lot, piece or parcel of land situate in the City
4 of Gardnerville, County of Douglas, State of Nevada, and
described as follows, to-wit:

5 Lot No. 6, in Block "B" of the Meneley Addition to the Town
6 of Gardnerville, Douglas County, Nevada, as per official
map Douglas County Records, and

7 ASSESSOR'S PARCEL #25-283-06

8 All that certain piece or parcel of land situate, lying and being
9 in the SE-1/4 NE-1/4 Section 32, T. 13 N., R. 20 E., M.D.B. & M.,
10 in Douglas County, Nevada, and more particularly described as
follows, to-wit:

11 Beginning at a point, the north corner of Lot 8,
12 Block "B", Meneley Addition to the Town of
Gardnerville, Nevada; said point further described
13 as bearing N. 59° 32' 38" W., a distance of
14 1173.17 feet from the east quarter-section corner
of the above-described Section 32; thence from a
15 tangent which bears N. 67° 39' 17" W., curving
to the left along the northerly boundary of said
16 Meneley Addition with a radius of 620 feet through
an angle of 22° 20' 43" an arc distance of 241.80
17 feet to a point; thence West along said northerly
boundary a distance of 44.38 feet to a point on
18 the north line of Lot 4 of said Block "B"; thence
North a distance of 10.00 feet to a fence corner,
19 being Corner No. 16 of the property conveyed by
Henry Seeman and Edith Hazel Seeman to C. C.
20 Meneley and Helen S. Meneley by deed dated
June 22, 1946, and recorded at page 565, Book "X",
21 Records of Douglas County, Nevada; thence N. 81°
09' 30" E., a distance of 156.01 feet to a fence
22 corner, being Corner No. 17 of said property;
then S. 61° 40' 48" E., a distance of 84.25 feet
23 to a fence corner, being Corner No. 18 of said
property; thence S. 68° 59' 36" E., a distance
24 of 63.31 feet to a point; thence S. 22° 20' 43"
W., a distance of 19.32 feet to the point of
25 beginning; said parcel of land contains an area of
0.167 of an acre, more or less, together with all
26 water rights and ditch rights used in connection or
running therewith and subject to any and all
27 easements for ditches, telephone lines and power lines.

28 That the Petitioner has the power of sale under the
Will of the Decedent, and that Petitioner sold the property to

1 Gordon and Betty Holmes for the total purchase price of One
2 Hundred Thousand Dollars (\$100,000.00) under the terms as set
3 forth in the Residential Purchase Agreement and Deposit Receipt
4 and Counteroffer, this being the highest and best offer to
5 Petitioner.

6 That within one year last past, on June 12, 1987, the
7 property sold was appraised at a fair market value of One Hundred
8 and Twenty Thousand Dollars (\$120,000.00); the sale was legally
9 made and fairly conducted and complied with the requirements of
10 NRS 148.270; that the sum offered by the purchaser is not
11 disproportionate to the value of the property, and it does not
12 appear that a sum exceeding such bid by at least ten percent
13 (10%) may be obtained; that good reason for the sale existed for
14 the reason that Petitioner desired to avoid any further upkeep
15 and maintenance expenses to the estate.

16 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

17 1. That the sale so made of the real property
18 hereinabove described, including the improvements located
19 thereon, to Gordon and Betty Holmes for the total purchase price
20 of One Hundred Thousand Dollars (\$100,000.00), pursuant to the
21 terms described in the Residential Purchase Agreement and Deposit
22 Receipt and Counteroffer on file with this Court, is confirmed
23 and approved in all respects.

24 2. That BRUCE J. WALLACE, as Executor of the Estate of
25 ETHEL G. WALLACE, Deceased, be, and he hereby is, authorized and
26 directed to execute such documents as are necessary to convey
27 title to Gordon and Betty Holmes, in accordance with the terms of
28 said sale.

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DONE IN OPEN COURT this 13th day of October, 1987.

David R. Gault

DISTRICT JUDGE

PROXY

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.

SEAL

DATE: October 13, 1987

Breed Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By *S. Daley* Deputy

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'87 OCT 14 P3:49

SUZANNE BEAUDREAU
RECORDER **164372**

PAID *du* DEPUTY

BOOK **1087** PAGE **1821**