

1 Case No. P-18737

2 Dept. No. 1

3 203236-VM

JAMES M. O'REILLY
ATTORNEY AT LAW

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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

10 -of-

11 MARGARET GLADYS BLACK, also
12 known as GLADYS BLACK,

13 Deceased.

ORDER FOR PARTIAL
DISTRIBUTION OF ESTATE
AND CONFIRMING SALE OF
REAL AND PERSONAL
PROPERTY

14 The Petition of HARRY A. GRIFFITH, III, Executor of the Last
15 Will and Testament of MARGARET GLADYS BLACK, also known as GLADYS
16 BLACK, Deceased, for Partial Distribution of Estate and for
17 Confirmation of Sale of Real and Personal Property having come on
18 regularly for hearing before this Court on the 7th day of June,
19 1988, the Court having examined the Petition, and hearing
20 evidence, finds:

- 21 1. That all of the allegations of said Petition are true.
- 22 2. That although the estate is not now in a condition to be
- 23 closed, there may be distributed at this time, without loss to the
- 24 creditors or injury to the estate or any person interested in it,
- 25 the specific gift under the decedent's Last Will and Testament.
- 26 3. That distribution may be made without requiring the
- 27 distributee named herein to execute a bond made payable to the
- 28 Executor.

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1 4. That said sale of real and personally property was
2 legally made and fairly conducted; that notice of the time, place,
3 and terms of the sale was given as prescribed by law.

4 5. That said property was appraised within one year prior
5 to said sale and that the sum offered represents the fair market
6 value of the property sold.

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

10 THEREFOR, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

11 1. That Petitioner make distribution of the specific gift
12 under the decedent's Last Will and Testament, as follows, to-wit:
13 to Mary Hall, the 1978 Cadillac automobile, vehicle identification
14 number 6D69S8Q249915.

15 2. That the sale of the real property located at 1358
16 Kingslane, Gardnerville, Nevada, more particularly described as
17 follows:

18 Lot 87, as shown on the plat of KINGSLANE UNIT NO. 3-A,
19 filed for record in the office of the County Recorder of
20 Douglas County, Nevada, on November 5, 1976, as File No.
04483. Said plat was amended by Certificate of
Amendment recorded December 2, 1976, as File No. 5025.

21 and to the 1977 48' x 24' Fleetwood mobile home, serial number
22 0898 located thereon to W. G. Mohn as is more fully set forth in
23 the Residential Purchase Agreement and Deposit Receipt attached as
24 "Exhibit A" to the Petition filed May 19, 1988, be and the same is
25 hereby confirmed.

26 3. That the Executor is hereby authorized and directed to
27 pay taxes, customary closing costs and prorations incident to the
28 sale of the subject real and personal property. Upon receipt of

1 the purchase price, HARRY A. GRIFFITH, III, Executor, is directed
2 to execute appropriate conveyances in favor of the purchaser.

3 Dated this 7th day of June, 1988.

4 David R. Lambie
5 DISTRICT JUDGE

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ORIGINAL

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: June 7, 1988
B. Reid Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By J. Valley Deputy

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

'88 JUN 20 AM 1:15

SEZANNE BEAUDREAU
RECORDER

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