After re	O. 206430-LM cording, mail to:	. FILED	RECEIVED
PRANK DU	RHAM 121 K, Case No. P19507	NO	JUN - 3 1991
89413 2	Department II		DOUGLAS COUNTY
		91 JUN -3 A9:08	DISTRICT COURT CLERK
3		BARBARA REED	
4		BY DEFUT	\ \
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6	IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA		
7	IN AND FOR THE COUNTY OF DOUGLAS		
9	In the Matter of the	Estate of	
10	LYMAN B. SUTTER, JR., also known as LYMAN B. SUTTER, L. ORDER CONFIRMING SALE OF REAL SUTTER, and LYMAN BONIFACE PROPERTY SUTTER, JR.,  Deceased.		
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12 13			
14	The Return of Sale and Petition for Confirmation of Frank		
15	Durham, Administrator of the Estate of Lyman B. Sutter, deceased,		
16	came on regularly for hearing on June 3, 1991. The Court, after		
17	examining the verified return of sale and petition finds:		
18	1. Due notice of the hearing of the Return of Sale and		
19	Petition for Confirmation has been given as required by law and		
20	all of the allegations of the petition are true.		
21.	2. It is in the best interest of the estate and the heirs		
22	and beneficiaries of the decedent that the real property located		
23	at 275 Chukkar Drive, Douglas County, Nevada be sold.		
24	3. The sale was	s legally made and fairly	conducted and
25	notice of the time, place, and terms of the sale was given as		
26	prescribed by law.		
27	4. The real property sold was appraised within one year of		
28	the sale and the consideration offered represents the fair market		

CLARE GOLNICK ATTORNEY AT LAW P. O. BOX 41058 RENO. NV 89501 1(702) 329-2026

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CLARE GOLNICK ATTORNEY AT LAW P. O. BOX 41058 RENO, NV 89501 (702) 329-2026 value of the property sold.

The sale price is not disproportionate to the value of the real property sold and it does not appear that a sum exceeding the sale price by at least 5% may be obtained.

THEREFORE, it is ordered by the Court:

The sale of the real property of the Estate of Lyman B. Sutter located in Douglas County, Nevada, described as:

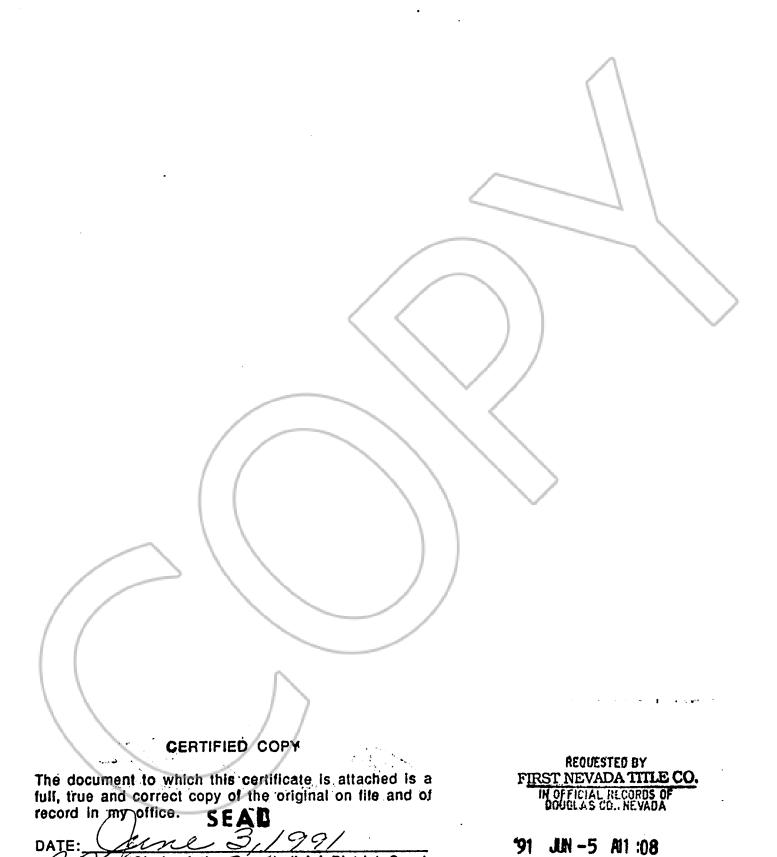
Lot 145, Block B, as said lot and block are set forth on the Plat of CAVE ROCK ESTATES, UNIT NO. 3, recorded July 13, 1978, as Document No. 22934, Official Records of Douglas County.

Assessor's Parcel No. 03-260-01

to Robert A. Keller and Lisa Clarke Keller, in consideration of the sum of \$850,000, cash, is hereby confirmed;

- Frank Durham, Administrator of the Estate of Lyman B. Sutter, deceased, is hereby authorized and directed to pay the title insurance premium, real property transfer tax and other closing costs and prorations incident to the sale and chargeable to the estate;
- Upon receipt of the purchase price the Administrator is directed to execute and deliver a conveyance of the estate's interest in the property in favor of the purchasers.
- The Administrator is directed to pay a commission of \$25500 to Coldwell Banker Bowser Realty and a commission of \$25500 to Ken Kjer Realty.

District Judge



Deputy

SUZAHNE BEAUDREAU RECORDER

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BOOK **691** PAGE **431** 

Of the State of Nevada in and for the County of Douglas.