

ESCROW NO. 206430-LM
After recording, mail to:
FRANK DURHAM
P.O. BOX 121
GLENBROOK, NE Case No. P19507
89413

FILED

RECEIVED

JUN - 3 1991

DOUGLAS COUNTY
DISTRICT COURT CLERK

2 Department II

NO. _____

'91 JUN -3 A9:08

BARBARA REED
CLERK
BY D. DALEY DEFUT

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5
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 LYMAN B. SUTTER, JR., also
11 known as LYMAN B. SUTTER, L.
12 SUTTER, and LYMAN BONIFACE
13 SUTTER, JR.,

ORDER CONFIRMING SALE OF REAL
PROPERTY

14 Deceased.

15 The Return of Sale and Petition for Confirmation of Frank
16 Durham, Administrator of the Estate of Lyman B. Sutter, deceased,
17 came on regularly for hearing on June 3, 1991. The Court, after
18 examining the verified return of sale and petition finds:

19 1. Due notice of the hearing of the Return of Sale and
20 Petition for Confirmation has been given as required by law and
21 all of the allegations of the petition are true.

22 2. It is in the best interest of the estate and the heirs
23 and beneficiaries of the decedent that the real property located
24 at 275 Chukkar Drive, Douglas County, Nevada be sold.

25 3. The sale was legally made and fairly conducted and
26 notice of the time, place, and terms of the sale was given as
27 prescribed by law.

28 4. The real property sold was appraised within one year of
the sale and the consideration offered represents the fair market

1 value of the property sold.

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

5 THEREFORE, it is ordered by the Court:

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

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

10 Assessor's Parcel No. 03-260-01

11
12 to Robert A. Keller and Lisa Clarke Keller, in consideration of
13 the sum of \$850,000, cash, is hereby confirmed;

14 2. Frank Durham, Administrator of the Estate of Lyman B.
15 Sutter, deceased, is hereby authorized and directed to pay the
16 title insurance premium, real property transfer tax and other
17 closing costs and prorations incident to the sale and chargeable
18 to the estate;

19 3. Upon receipt of the purchase price the Administrator is
20 directed to execute and deliver a conveyance of the estate's
21 interest in the property in favor of the purchasers.

22 4. The Administrator is directed to pay a commission of
23 \$25500 to Coldwell Banker Bowser Realty and a commission of
24 \$25500 to Ken Kjer Realty.

25
26 July 3, 1991
Date

Norman C. Robinson
District Judge

27 8:18 AM

28

COPY

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.

SEAD

DATE: June 3, 1991
Clerk of the Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

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

'91 JUN -5 AM 10:08

SUZANNE BEAUDREAU
RECORDER

252094

\$ 7.00 PAID KJ DEPUTY

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