

WHEN RECORDED MAIL TO:
WESTERN TITLE COMPANY, INC.
P. O. BOX 385
MINDEN, NEVADA 89423

FILED

ESCROW NO. M501 5JC

31 JUN 21 A 9: 27

Case No. PE 4744

Dept. No.

MARIAH DENTON

Janice Scire

IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF LYON

IN THE MATTER OF THE ESTATE

OF
DENTON A. FRICKE

ORDER CONFIRMING SALE
OF REAL PROPERTY

Deceased.

The Return and Report of Sale of Real Property having been duly filed herein, the Petition of KATHY J. FRICKE, Special Administratrix, for confirmation of sale of the real property hereinafter described, came on regularly for hearing before this Court on the 24th day of June, 1991. It appearing to the Court, after examining the verified Return and Report and the Petition, and after hearing the evidence,

1. That due notice of the hearing of such return, report and petition has been given as required by law and that all of the allegations of the petition are true;

2. That good reason existed for the sale, namely: to liquidate an estate asset held in a tenancy in common with three other tenants, for a favorable sale price; that said sale was legally conducted and complied with the requirements of NRS

1 148.260; that notice of the time, place, and terms of the sale was
2 given as prescribed by law;

3 3. That, according to the Appraisal Report on file herein,
4 said property was appraised by Jerry Thran within one year prior
5 to said sale and that the sum offered represented more than the
6 fair market value of the property sold; and

7 4. That the sum bid, which is the proposed sale price, is
8 not disproportionate to the value of the property sold, and it
9 does not appear that a sum exceeding such sale price by at least
10 \$5000. may be obtained;

11 NOW, THEREFORE, it is ordered that the sale so made of the
12 estate's undivided one-third remainder interest in the real
13 property commonly known as 1600 Mono Avenue, Minden, Nevada 89423,
14 more particularly described as follows, to-wit:

15 Lots 9 & 10, in Block J, as shown on the map
16 of TOWN OF MINDEN, filed for record in the
17 office of the County Recorder of Douglas
18 County, State of Nevada, on July 2, 1906, as
19 Document No. 20840

18 Assessor's Parcel No. 25-200-48

19 to Mary White, an ^{Woman} unmarried, for the sum of the estate's
20 distributive portion of the net proceeds of the total sale of
21 NINETY-FIVE THOUSAND and NO/100 DOLLARS (\$95,000.), paying the
22 Estate's entire equity in cash, be and the same is hereby
23 confirmed; that KATHY J. FRICKE, Special Adminstratrix of the
24 Estate of Denton A. Fricke, deceased, is hereby authorized and
25 directed to pay the title insurance premium, real property
26 transfer tax, real estate sales commission and customary closing
27 costs and prorations incident to such sale through a proper escrow
28 established for such purpose, and upon receipt of the purchase

1 price aforesaid through such escrow, said Special Administratrix
2 is directed to execute appropriate conveyances in favor of the
3 purchaser, to be delivered through such escrow, and then to
4 deposit the estate's proceeds in an estate account pending further
5 order of this court.

6 DATED this 24th day of June, 1991.

7 Archie E. Blake
8 DISTRICT JUDGE

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

'91 JUL 16 P12:18

SUZANNE BLANCHEAU
RECORDER

\$ 700 PAID SC DEPUTY

BOOK 791 PAGE 2474

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: July 1, 1991

MARIAN PAUL JENSEN, Clerk of the District Court of the State of Nevada, In and for Lyon County.

By Danya Scivine Deputy

SEAL

Sheerin, Walsh & Keele
Attorneys At Law
Carson City and
Gardnerville, Nevada