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Case No. P-28808 No. \_\_\_\_\_

JAN 12 REC'D

Dept. No. II

DOUGLAS COUNTY  
DISTRICT COURT CLERK

'93 JAN 12 P1:53

BARBARA REED

BY D. DALEY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

\* \* \* \*

IN THE MATTER OF THE  
GUARDIANSHIP OF  
ELINOR ELMA BLEAKNEY,

ORDER CONFIRMING SALE  
OF REAL PROPERTY

AN ADULT WARD.

LINDA E. JOHNSON  
ATTORNEY AT LAW  
503 N. DIVISION STREET  
CARSON CITY, NEVADA 89703  
(702) 882-4435

The return and petition of ROBIN HARINA, Guardian for the person and estate of ELINOR ELMA BLEAKNEY, an adult ward, for confirmation of sale of the real and personal property hereinafter described, having come on regularly for hearing before this Court on the 12th day of January, 1993 the Court after examining the verified return and petition, and hearing the evidence, finds:

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

2. That said sale was legally made and fairly conducted that notice of the time, place and terms of the sale was given as prescribed by law.

3. That said property was appraised within one year prior to said sale and that the sum offered represented the fair market value of the property sold.

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1           4. That the real property is presently held in the  
2 name of ELINOR ELMA BLEAKNEY.

3           IT IS THEREFORE ORDERED that the sale so made of the  
4 real property belonging to said ELINOR ELMA BLEAKNEY and LEONARD  
5 BLEAKNEY situated in Douglas County, State of Nevada, described  
6 as:

7           All that certain lot, piece or parcel of land  
8 situate in the County of Douglas, State of  
Nevada, described as follows:

9           Lot 22, in Block K, as shown on the map of  
10 TOPAZ RANCH ESTATES UNIT NO.4, filed for  
11 record in the office of the County Recorder  
of Douglas County, State of Nevada, on  
November 16, 1970, in Book 1 of Maps, Page  
224, as Document No. 50212.

12           and the 1977 Fleetwood mobile home, Serial No. CAF2AB736170966  
13 thereon, be confirmed to JAMES R. HULL and BEVERLY ANN HULL for  
14 the sum of FIFTY NINE THOUSAND NINE HUNDRED DOLLARS  
15 (\$59,900.00),

16           IT IS FURTHER ORDERED that said Guardian of the person  
17 and the estate of ELINOR ELMA BLEAKNEY, is hereby authorized and  
18 directed to pay to GRIDER REALTY, a broker's commission in the  
19 sum of \$3,594.00, and to pay the title insurance premium, real  
20 property transfer tax and customary closing costs and prorations  
21 incident to such sale through a proper escrow established for  
22 such purposes, and upon receipt of the purchase price aforesaid  
23 through such escrow said Guardian is direct to execute  
24 appropriate conveyances in favor of said purchasers to be  
25 delivered through such escrow.  
26

27           IT IS FURTHER ORDERED that Linda E. Johnson, Esq.  
28 attorney for the Guardian be paid \$1475.00 for attorney's fees

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incurred and \$412.00 for costs incurred to date and Robin Harina  
be paid \$15.00 per hour for 5 hours for a total of \$75 for her  
services for acting as ancillary Guardian.

DATED this 12 day of Jan, 1993.

*David R. Lamb*  
\_\_\_\_\_  
DISTRICT JUDGE

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.

**SEAD**

DATE: 1/12/93  
*Brian* Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.

By *A. Maly* 3 Deputy

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

93 FEB 17 P12:12

SUZANNE BEAUREGARD  
RECORDS  
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