

FILED

RECEIVED

1 CASE NO. P-27690 NO \_\_\_\_\_

MAR 29 REC'D

2 DEPARTMENT II '93 MAR 29 A9:06

DOUGLAS COUNTY  
DISTRICT COURT CLERK

3  
4 BARBARA REED  
CLERK  
5 D. DALEY  
BY \_\_\_\_\_

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

8  
9  
10 In The Matter of The Estate

11 of:

ORDER CONFIRMING SALE  
OF REAL PROPERTY

12 GEORGE H. HENDRICKS,  
13 Deceased.  
14 \_\_\_\_\_/

15 The verified Return of Sale and Petition for  
16 Confirmation of Sale of Real Property, by RALPH HENDRICKS,  
17 Executor of the above-entitled estate, came regularly for hearing  
18 before the above-entitled Court on the 29th day of March, 1993,  
19 at the hour of 9:00 o'clock a.m. of said day. JEFFREY K.  
20 RAHBECK, ESQ. appeared as attorney for the estate and Petitioner.  
21 No one else appeared regarding this matter. The Court, after  
22 examining the Return and Petition and hearing the evidence, finds  
23 that:

24 1. Notice of the Hearing on the Return and Petition  
25 has been given in the manner prescribed by law.

26 2. Pursuant to the authority set forth in the  
27 decedent's Will, that said Petitioner sold the real property,  
28 hereinafter described, by private sale to EDWARD C. SEBEK, or

1 nominee, for the sum of \$145,000.00, subject to the confirmation  
2 of sale by this Court.

3 3. The sale was legally made and fairly conducted.  
4 The sale complied in all respects with the directions given in  
5 the Will of the decedent.

6 4. The real property has been appraised within one  
7 year of the sale and the sum offered in the sale is at least 90%  
8 of the appraised value and is not disproportionate to the value  
9 of the property sold.

10 5. The Executor employed a broker to sell the real  
11 property and who procured the purchaser for the property. The  
12 contract for the sale of the real property provides for a  
13 commission to be paid in the sum of 6% of the selling price,  
14 which sum is a reasonable amount to be paid and allowed as a  
15 commission.

16 NOW, THEREFORE, it is hereby ordered as follows:

17 1. The Court hereby confirms the sale of all of the  
18 estate's right, title and interest in and to the hereinafter  
19 described real property.

20 2. Upon receipt of the purchase price, less closing  
21 costs and real estate commissions, the Executor is authorized  
22 and directed to execute and deliver a Deed of Conveyance to  
23 EDWARD C. SEBEK, or nominee. The real property is located in  
24 Douglas County, Nevada, and is described as follows:

25 Unit 4, Cave Rock Villas.

26 Assessor's Parcel No.: 03-230-04.

27 3. The sum of \$8,700.00 is allowed by the Court as  
28 a real estate commission to be split between the brokers

304429

1 representing the buyer and seller of the property.

2 4. Escrow charges shall be divided equally between  
3 buyer and seller. Any transfer taxes are to be paid by seller.  
4 Title insurance premiums are to be paid by seller.

5 5. Proceeds from the sale of the real property to  
6 which the estate would be entitled shall be held by the title  
7 company in an interest bearing account until further order of  
8 this Court.

9  
10 Dated: This 29 day of March, 1993.

11 

12 \_\_\_\_\_  
13 DISTRICT JUDGE

14  
15  
16  
17  
18  
19  
20  
21  
22  
23 CERTIFIED COPY

24 The document to which this certificate is attached is a  
25 full, true and correct copy of the original on file and of  
26 record in my office.

REQUESTED BY  
STEWART TITLE of DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

27 DATE: 3/29/93  
Bleed Clerk of the Judicial District Court  
of the State of Nevada, in and for the County of Douglas.

93 APR -9 P3:42

28 By A. Halsey Deputy

SUZANNE BEAUDREAU  
RECORDER 304429  
\$ 7.00 PAID ko DEPUTY 3  
BOOK 493 PAGE 1920