

1 Case No. 94-PB-0052

2 Dept. No. I

3 94021232

FILED

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4 NO. _____

APR 25 1995

5 '95 APR 25 P1:50

DOUGLAS COUNTY
DISTRICT COURT CLERK

6
7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
8 BY P. GREGORY
9 IN AND FOR THE COUNTY OF DOUGLAS

10 IN THE MATTER OF THE ESTATE

**ORDER TO COMPLETE
CONTRACT FOR PURCHASE
OF REAL PROPERTY**

11 OF

12 ROBERT EVANS TOUT,

13 Deceased.

14 _____ /
15 The verified Petition to Complete Contract for Purchase of
16 Real Property of DONNA TOUT, Executrix of the Estate of ROBERT
17 EVANS TOUT, for confirmation to complete the sale and purchase of
18 the real property described herein came on regularly for hearing
19 this day. No person having appeared to contest the Petition, and
20 on proof duly made to the satisfaction of the Court, the Court
21 now finds the following:

- 22 1. All notices of the hearing have been given as required
23 by law, and all allegations of said Petition are true.
- 24 2. The decedent, prior to his death, entered into a
25 written, unrecorded Contract of Sale of Real Property dated
26 May 1, 1991, for the purchase by HERBERT W. TOUT of the real
27 property located in the County of Douglas, State of Nevada, more
28 particularly described in Exhibit "A" attached hereto and
incorporated herein by reference. That the Contract of Sale of

LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
SOUTHWEST PROFESSIONAL CENTRE
439 WEST PLUMB LANE
RENO, NEVADA 89509
(702) 786-2220

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BK0495PG3972

1 Real Property required the buyer, HERBERT W. TOUT, to purchase
2 decedent, ROBERT EVANS TOUT'S, interest in said real property for
3 the sum of Two Hundred Twenty-Eight Thousand Four Hundred Nine
4 and 20/100 (\$228,409.20) Dollars payable on the terms and
5 conditions set forth in said Contract and as was set out in the
6 aforesaid Petition to Complete Contract for Purchase of Real
7 Property.

8 3. That the decedent, ROBERT EVANS TOUT, had on May 15,
9 1993 executed a Promissory Note in the sum of Fifty Thousand
10 (\$50,000.00) Dollars payable to the said HERBERT W. TOUT. Said
11 note was due and payable on demand and had not been paid prior to
12 decedent's death. That the petitioner herein and the said
13 HERBERT W. TOUT have agreed that this amount, together with any
14 accrued interest thereon, shall be paid in the form of a
15 deduction from the agreed to purchase price of the property the
16 subject of this Petition. Following such deduction, the balance
17 then due and owing from HERBERT W. TOUT is in the sum of One
18 Hundred Thirty-Five Thousand (\$135,000.00) Dollars.

19 4. That the completion of the sale and purchase of said
20 real property pursuant to the terms of the aforesaid Contract of
21 Sale of Real Property heretofore entered into by and between the
22 decedent, ROBERT E. TOUT, and the buyer, HERBERT W. TOUT, on the
23 terms set forth in the foregoing Petition is in the best interest
24 of the estate.

25 THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

26 1. That the sale of said real property by the estate to
27 HERBERT W. TOUT in the sum of One Hundred Thirty-Five Thousand
28 (\$135,000.00) Dollars, is confirmed.

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2. Further, that the Executrix, DONNA TOUT, be and hereby is authorized to complete the terms and provisions of the May 1, 1991 Contract of Sale of Real Property and is further authorized and instructed to make, execute and deliver all documents necessary to complete said sale and close escrow according to the terms and provisions thereof, costs of which shall be paid by petitioner.

DONE IN OPEN COURT this 25th day of April, 1995.

David R. Bramble

DISTRICT JUDGE

LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
SOUTHWEST PROFESSIONAL CENTRE
439 WEST PLUMB LANE
RENO, NEVADA 89509
(702) 786-2220

CERTIFIED COPY

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

DATE: 4/25/95 **SEAD**

David R. Bramble
25th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By *Gregory* Deputy

360936

DESCRIPTION

REVISED PARCEL C

All that real property situate in the County of Douglas, State of Nevada, described as follows:

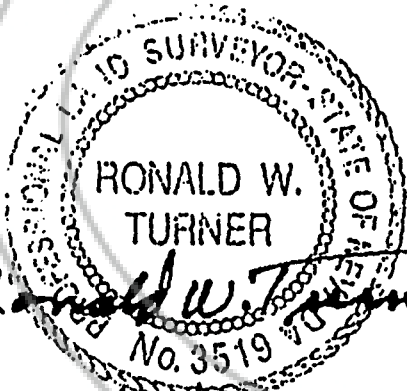
All that portion of Parcel C as shown on the Record of Survey Lot Line Adjustment for Robert E. Tout, recorded in the Office of the County Recorder May 4, 1990, in Book 590, at Page 661, as Document No.225352, Douglas County Records, more particularly described as follows:

Beginning at a point which bears South 00° 01' 18" West 835.86 feet from the Northwest Section Corner of Section 30, Township 13 North, Range 18 East, M.D.M., thence South 44° 35' 39" East 192.21 feet; thence South 00° 01' 18" West 20.00 feet; thence South 16° 45' 00" East 100.00 feet; thence South 40° 12' 20" East 255.55 feet; thence South 62° 26' 27" West 58.91 feet; thence North 20° 29' 05" West 76.24 feet; thence North 56° 12' 32" West 84.09 feet; thence WEST 130.00 feet; thence NORTH 200.00 feet; thence WEST 50.00 feet to a point on the West Section line of Section 30; thence North 00° 01' 18" East 156.87 feet along the West Section line of Section 30 to the Point of Beginning.

The basis of bearings of this description is identical to that of the Parcel Map for Nev-Pines Assoc., recorded in the Office of the County Recorder December 19, 1980 in book 1280, at Page 1327, as Document No.51822, Douglas County Records, being the bearing "North 00° 01' 18" East" along the West Section line of Section 30.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, Nv. 89449



Ronald W. Turner

2/7/95

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

'95 APR 26 P3:34

360936

BK 0495 PG 3975

LINDA BLATER
RECORDER
\$10.00 PAID *OK* DEPUTY