

LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
3445 SKYLINE BOULEVARD
RENO, NEVADA 89509
(702) 829-4434

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Case No. 94-PB-0052

Dept. No. I

FILED

NO. _____

OCT 17 2005

'95 OCT 17 P1:41

DOUGLAS DISTRICT

BARBARA REED
CLERK

BY GREGORY DEPUTY

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

IN THE MATTER OF THE ESTATE ORDER CONFIRMING SALE OF REAL PROPERTY

OF
ROBERT EVANS TOUT,
Deceased.

The return and petition of DONNA TOUT, Executrix of the Estate of ROBERT EVANS TOUT, Deceased, filed the 27th day of September, 1995, the Court after examining the verified return and petition, and 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 property was appraised within one year of the date of death of said decedent, and that the sum offered is not disproportionate to the fair market value of the property sold.

3. That the sale price does not exceed the appraised value of the property sold.

IT IS THEREFORE ORDERED that the sale so made of the real property described below to GEORGE A. ROBERTS and JEANNE P. ROBERTS, husband and wife, as community property, as to an

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BK 1195PG0595

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1 undivided one-half (1/2) interest, and HERB W. TOUT, an unmarried
2 man, as to an undivided one-half (1/2) interest, for the sum of
3 Four Thousand Five Hundred (\$4,500.00) Dollars on the terms set
4 forth in said return and petition be, and the same is, hereby
5 confirmed and that a particular description of the property is as
6 follows:

7 Parcel One:

8 An undivided 1/51st interest in and to that certain
9 condominium described as follows:

10 (a) An undivided 1/20th interest, as tenants-in-
11 common, in and to Lot 31 of Tahoe Village Unit No. 3,
12 Fifth-Amended Map, recorded October 29, 1981, as
13 Document No. 61612 as corrected by Certificate of
14 Amendment recorded November 23, 1981, as Document No.
15 62661, all of Official Records Douglas County, State of
16 Nevada. Except therefrom units 81 to 100 Amended Map
17 and as corrected by said Certificate of Amendment.

18 (b) Unit No. 095 as shown and defined on said
19 last mentioned map as corrected by said Certificate of
20 Amendment.

21 Parcel Two:

22 A non-exclusive right to use the real property known as
23 Parcel "A" on the Official Map of Tahoe Village Unit No. 3,
24 recorded January 22, 1973, as Document No. 63805, records of
25 said county and state, for all those purposes provided for
26 in the Declaration of Covenants, Conditions and Restrictions
27 recorded January 11, 1973, as Document No. 63681, in Book
28 173 Page 229 of Official Records and in modification thereof
recorded September 28, 1973, as Document No. 69063 in Book
973 Page 812 of Official Records and recorded July 2, 1976,
as Document No. 1472 in Book 776 Page 87 of Official
Records.

Parcel Three:

A non-exclusive easement for ingress and egress and
recreational purposes and for use and enjoyment and
incidental purposes over, on and through Lots 29, 39, 40,
and 41 as shown on said Tahoe Village Unit No. 3, Fifth-
Amended Map and as corrected by said Certificate of
Amendment.

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Parcel Four:

(a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, MDM, - and -

(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

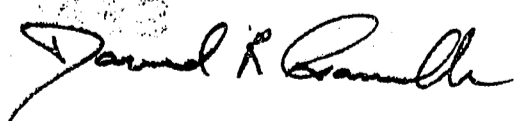
Parcel Five:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three and Four above during ONE "use week" within the SPRING/FALL "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said session.

IT IS FURTHER ORDERED that the said DONNA TOUT, Executrix of the Estate of ROBERT EVANS TOUT, Deceased, is hereby authorized and directed to deliver to GEORGE A. ROBERTS and JEANNE P. ROBERTS, husband and wife, as community property, as to an undivided one-half (1/2) interest, and HERB W. TOUT, an unmarried man, as to an undivided one-half (1/2) interest, a good and sufficient executed deed to said property at the close of escrow upon receipt of the purchase price aforesaid.

DATED this 17th day of October, 1995.



DISTRICT JUDGE

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BK 1195PG0597

COPIES

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: 10/17/95
[Signature] Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy

SEAL

374163

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

'95 NOV -6 AIO:13

LINDA SLATER
RECORDER
10⁰⁰ PAID [Signature] DEPUTY

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BK 1 95 PG 0598