

1 CASE NO. 95-PB-0121

2 DEPT. NO. 1

FILED

3 NO. \_\_\_\_\_

4 '96 FEB -6 P1:50

RECEIVED  
JAN 23 1996

DOUGLAS COUNTY  
DISTRICT COURT CLERK

5  
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
7 ~~IN AND FOR THE~~ COUNTY OF DOUGLAS

8 -o0o-

9 In the Matter of the Estate of

10 LORETTA A. HERBERT,

**ORDER CONFIRMING  
SALE OF REAL PROPERTY**

11 Deceased.

12  
13 THIS MATTER came on regularly for hearing before the  
14 undersigned District Judge upon the petition of DEBORAH H.  
15 CALANDRI, Administratrix of the Estate of LORETTA A. HERBERT,  
16 Deceased, for confirmation of the sale of certain real property in  
17 which the Decedent had an interest. It appears to the satisfaction  
18 of the Court that notice of the sale by publication and notice of  
19 this hearing have been properly given; that it is for the  
20 advantage, benefit and best interest of said estate and those  
21 interested therein that said real property be sold; that the sale  
22 conducted on January 22, 1996 was legally made and fairly  
23 conducted; that the sales price is not disproportionate to the  
24 value of the real property so sold, and; that the sum of FORTY-TWO  
25 THOUSAND DOLLARS (\$42,000.00) is the highest and best price which  
26 can be obtained for the real property. Good cause appearing  
27 therefor;

28 IT IS HEREBY ORDERED that DEBORAH H. CALANDRI be and

1 hereby is authorized and empowered to grant, bargain, sell and  
2 convey to KEVIN TIERNEY and THERESA TIERNEY, or assignee, for the  
3 sum of FORTY-TWO THOUSAND DOLLARS (\$42,000) any interest which the  
4 Decedent had in the following real property situated in the County  
5 of Douglas, State of Nevada, or which the Estate has acquired  
6 subsequent to the Decedent's death, which real property is more  
7 particularly described as follows:

8 Lot 411 of the RESUBDIVISION OF LOTS 91-A, 92-A&B, 93 THROUGH  
9 96, AND 221 THROUGH 232 OF GARDNERVILLE RANCHOS UNIT NO. 2 as  
10 shown on the official map thereof recorded in the office of  
11 the County Recorder of Douglas County, State of Nevada on July  
12 10, 1967 as Document No. 37049.

11 APN : 27-441-07

12 IT IS FURTHER ORDERED that the estate will be required to pay  
13 an owner's title insurance policy fee, an escrow fee, document  
14 preparation fee, recording fee, realtors' commissions and certain  
15 customary closing costs and prorations at the time of close of  
16 escrow according to the terms of the residential purchase  
17 agreement.

18 DATED AND DONE this 6 day of <sup>February</sup> ~~January~~, 1996.

*David R. Granth*

DISTRICT JUDGE

**CERTIFIED COPY**

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

**SEAL**

27 DATE: 2/6/96  
28 Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,

Deputy

**380634**

**BK0296PG0847**

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

'96 FEB -6 P3:33

LINDA SLATER  
RECORDER

\$ 8.00 PAID KO DEPUTY