

1 Case No. 94-PB-0032

2 Dept. No. 1

FILED

3 WHEN RECORDED MAIL TO:  
4 WESTERN TITLE  
5 ESCROW M71741CH

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

'96 FEB -6 P1:38

RECORDED  
FEB 6 - 1996  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
7 IN AND FOR THE COUNTY OF DOUGLAS  
8

9 IN THE MATTER OF THE GUARDIANSHIP  
10 OF THE PERSON AND ESTATE

ORDER CONFIRMING SALE OF  
REAL PROPERTY

-of-

11 BERNICE CHRISTINE SCHIMKE,  
12

13 An Adult Ward.  
14

15 The Petition of MARGARET SUSAN LEWIS, ROBERT J. SCHIMKE and GAIL  
16 HEWETT, Co-Guardians of the Estate of BERNICE CHRISTINE SCHIMKE, an adult ward, for  
17 Confirmation of Sale of Real Property having come on regularly for hearing before this Court on  
18 the 6th day of February, 1996, the Court having examined the Petition, and hearing evidence, finds:

- 19 1. That all of the allegations of said Petition are true.
- 20 2. That said sale was legally made and fairly conducted; that notice of the time, place, and  
21 terms of the sale was given as prescribed by law.
- 22 3. That said property was appraised within one year prior to said sale and that the sum  
23 offered represented the fair market value of the property sold.
- 24 4. That the sales price is not disproportionate to the value of the property sold and it does  
25 not appear that a sum exceeding such sales price by at least 5% may be obtained.

26 THEREFORE, IT IS ORDERED by the Court that the sale of the real property located at  
27 1429 North Santa Barbara, Minden, Douglas County, Nevada, more particularly described as  
28 follows:

///

///

///

JAMES M. O'REILLY

317 SOUTH SIXTH STREET  
LAS VEGAS, NV 89101  
(702) 477-7517

1463 HIGHWAY 395 NORTH  
GARDNERVILLE, NV 89410  
(702) 782-3647

380636

BK0296PG0849

1 Lot 7, Block A, as set forth on the Official plat of Mission Hot Springs, Unit No.  
2 1, filed in the office of the Recorder of Douglas County, Nevada on July 1, 1987,  
3 Book 787, Page 001, Document No. 157492 of Official Records.

4 A.P.N. 21-040-23

5 to Charles Abril and Delores Abril as is more fully set forth in the Residential Purchase Agreement  
6 and Deposit Receipt attached as "Exhibit A" to the Petition filed January 22, 1996, be and the same  
7 is hereby confirmed; that the Co-Guardians are hereby authorized and directed to pay taxes,  
8 customary closing costs and prorations incident to the sale of the subject real property. Upon receipt  
9 of the purchase price, MARGARET SUSAN LEWIS, ROBERT J. SCHIMKE and GAIL HEWETT,  
10 Co-Guardians, are directed to execute appropriate conveyances in favor of the purchasers.

11 Dated this 6 day of Feb, 1996.

*David R. Gaudin*

12 DISTRICT JUDGE

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24 **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.

**SEAL**

25 DATE: 2/6/96  
26 B. Reed Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,

27 BY J. O'Reilly Deputy

JAMES M. O'REILLY  
317 SOUTH SIXTH STREET  
LAS VEGAS, NV 89101  
(702) 477-7517

1463 HIGHWAY 395 NORTH  
GARDNERVILLE, NV 89410  
(702) 782-3647

**380636**

**BK0296PG0850**

REQUESTED BY

**WESTERN TITLE COMPANY, INC.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 FEB -6 P3:44

LINDA SLATER  
RECORDER

SP PAID KJ DEPUTY