

M 72985 TC

1 CASE NO. 96-PB-0011

2 DEPT. NO. I FILED

3 NO. _____

4 '96 JUL 16 P1:46

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JUL 16 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 In the Matter of the
9 Estate of

10 HARRY EMERSON SMAIL,

11 _____ Deceased. /

**ORDER APPROVING PETITION FOR
CONFIRMATION OF SALE AND OF
PAYMENT OF COSTS**

13 This matter was brought on before the Court on the 16th day
14 of July, 1996 on the Petition of WILLIAM V. REYNOLDS,
15 Administrator of the Estate of HARRY EMERSON SMAIL, Deceased, for
16 confirmation of sale and for payment of costs associated with said
17 sale. Present in Court was counsel for the Administrator and the
18 Estate, MICHAEL SMILEY ROWE, ESQ. Based upon the Petition for
19 Confirmation of Sale of Real Property and for Payment of Costs,
20 together with all the pleadings on file herein, and good cause
21 appearing, the Court issues its Order approving the Petition for
22 Confirmaiton of Sale of Real Property and for Payment of Costs of
23 sale as follows:

24 1. The Petition of the Administrator came on for hearing on the
25 16th day of July, 1996. Proof was made to the satisfaction of the
26 Court that notice of said hearing had been give as required by
27 law, and that persons entitled to notice have been notified of the
28 Petition. No one was present at the hearing to protest the

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1 request of the Administrator as contained in the Petition.

2 2. The Court hereby confirms the sale of the property
3 commonly known as 1230 Sandstone Drive, Wellington, Nevada, also
4 known as Lot 110, Topaz Ranch Estates, No. 3, Wellington, Nevada,
5 APN 37-301-04, and the Court finds that the sale was legally made
6 and fairly conducted.

7 3. The Court finds that said property was valued within one
8 year prior to its sale, and that the sum offered represented the
9 fair market value of the property sold.

10 4. The Court finds that the sale price is not disproportionate
11 to the value of the property sold, and it does not appear that a
12 sum exceeding such sale price by at least five percent (5%) may be
13 obtained.

14 5. The Court finds that the private sale conducted by the
15 Administrator was properly noticed as to day, time and place of
16 sale where bids or offers would be received, and the Public
17 Administrator has properly published the notice of the sale for
18 two weeks, being three publications, one week apart, before the
19 day of the sale.

20 **IT IS THEREFORE ORDERED** that the sale so made of the real
21 property as described in the Petition and in this Order to Lucille
22 M. Peevey for the sum of SIXTY-SIX THOUSAND FIVE HUNDRED AND
23 NO//100 DOLLARS (\$66,500.00), cash, to be paid within twenty (20)
24 days of the date of this Order of Confirmation of Sale, be, and
25 the same is hereby approved and **CONFIRMED**.

26 **IT IS FURTHER ORDERED** that the costs of sale to be paid by
27 the Public Administrator be, and the same are hereby approved and,
28 **CONFIRMED**.

1 BE IT FURTHER ORDERED that the Administrator is directed to
2 execute such conveyances or instruments as are necessary to convey
3 title to said property to Lucille M. Peevey upon the close of
4 escrow and the payment to the Estate of the purchase price of
5 \$66,500.00.

6 DATED this 16th day of July, 1996.

7
8 *David R. Brantley*
9 _____
DISTRICT JUDGE

10 Submitted by:
11 MICHAEL SMILEY ROWE, ESQ.
12 Nevada State Bar No. 1374
13 1638 Esmeralda Ave.
14 P. O. Box 2080
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Attorney for the Estate
of HARRY EMERSON SMAIL

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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

DATE: 7/16/96
Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By: *[Signature]* Deputy

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 JUL 25 P3:30

LINDA SLATER
RECORDER
\$9.00 PAID DEPUTY

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