

1 CASE NO. 95-PB-0041

FILED

2 DEPT NO. I

NO. _____

OCT 08 1996

DOUGLAS COUNTY
DISTRICT COURT CLERK

'96 OCT -8 P1:58

BARBARA REED
CLERK

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the
Guardianship of

10 NANCY E. PURCELL,

ORDER CONFIRMING
SALE OF IMPROVED PROPERTY

11 An Adult Ward.

12 _____ /
13 The Return of Sale of Real Property and Petition for
14 Confirmation of DENNIS G. GREEN dba FIDICIARY SERVICES OF
15 NEVADA, Guardian of the person and estate of NANCY E. PURCELL,
16 an Adult Ward, for confirmation of sale of real property
17 hereinafter described, having come on regularly for hearing
18 before this Court on this 8th day of October, 1996; the Court,
19 after examining the verified Return and Petition, and hearing
20 the evidence, finds as follows:

21 1. That due notice of the hearing of such Return and
22 Petition has been given as required by law and that all of the
23 allegations of said Petition are true.

24 2. That said sale was legally made and fairly conducted;
25 that notice of the time, place, and terms of the sale was given
26 as prescribed by law.

27 3. That said property was appraised within one (1) year
28 prior to said sale, and that the sum offered represented the

✓ Crowell Switch, et al
P.O. Box 1000
Carson City NV 89702

1 fair market value of the property sold.

2 4. That the sale price is not disproportionate to the
3 value of the property sold, and it does not appear that a sum
4 exceeding such sale price by at least 5% may be obtained.

5 IT IS THEREFORE ORDERED that the sale so made of the
6 improved real property described as the Lot and 1963 Great
7 Lakes mobile home, Serial No. 3905, and two storage sheds
8 located thereon at 3945 Walker View Road, Wellington, Nevada,
9 and more particularly described as follows:

10 Lot 9, Block C, Topaz Ranch Estates #4, as shown on
11 the map of TOPAZ RANCH ESTATES, recorded in Book 81
12 of Maps, Page 214, Official Records of Douglas
County, Nevada, as Document No. 50212. (APN 37-472-
05)

13 to Robert L. Christian and Barbara A. Christian for the sum of
14 THIRTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$38,000.00) cash, be,
15 and the same is, hereby confirmed.

16 IT IS FURTHER ORDERED that DENNIS G. GREEN dba FIDUCIARY
17 SERVICES OF NEVADA, Guardian of the person and estate of NANCY
18 E. PURCELL, an Adult Ward, is hereby authorized and directed to
19 pay to Ponte Realty a broker's commission in the sum of six
20 percent (6%) of the sale price, and to pay the agreed closing
21 costs and prorations incident to such sale through a proper
22 escrow established for such purposes, and upon receipt of the
23 purchase price aforesaid through such escrow, said Guardian is
24 directed to executed appropriate conveyances in favor of said
25 purchaser, to be delivered through such escrow.

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1 DONE IN OPEN COURT his 8th day of October, 1996.

2 *David R. Gamble*

3 DAVID R. GAMBLE
4 DISTRICT JUDGE

5 SUBMITTED BY:

6 WILLIAM J. CROWELL, JR., ESQ.
7 CROWELL, SUSICH, OWEN &
8 TACKES, LTD.

9 **CERTIFIED COPY**

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

13 DATE: October 8, 1996 **SEAL**
14 B. Reed Clerk of the 9th Judicial District Court
15 of the State of Nevada, in and for the County of Douglas,

16 By H. Schappell Deputy

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25 REQUESTED BY
Crowell, Susich, Owen + Tackes
26 INOFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

27 '96 OCT -8 P2:09

28 LINDA SLATER
RECORDER.

\$ 9.00 PAID th DEPUTY

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