

Case No. 96-PB-0109

FILED

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NO _____

DOUGLAS COUNTY
DISTRICT COURT CLERK

'97 MAY 20 P1:38

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
10 of the Estate of

ORDER CONFIRMING
PURCHASE OF INTEREST
IN REAL PROPERTY

11 OF
12 ROBERTO ORTEGA-CARTER,
13 A minor.

14 The Verified Petition of Guardian for Order Confirming
15 Purchase of Interest in Real Property having been duly filed
16 herein, the Petition of GEORGE M. KEELE, Guardian of the estate of
17 ROBERTO ORTEGA-CARTER, a minor, for confirmation of purchase of
18 interest in the real property herein described, came on regularly
19 for hearing before this Court on the 20th day of May, 1997,
20 pursuant to an Order Shortening Time entered herein on May 19,
21 1997. It appearing to the Court, after examining the verified
22 Petition, and after hearing the evidence, that

23 1. Due notice of the hearing of such Petition was given as
24 required by law and that all of the allegations of the petition
25 are true;

26 2. By Order dated April 10, 1997, this Court authorized and
27 directed the Guardian herein, as a co-buyer, to proceed with the

1 purchase of a single-family home and to utilize \$50,000 of the
2 ward's estate as the down payment thereon;

3 3. The proposed purchase price is not disproportionate to
4 the value of the property purchased;

5 4. The proposed buyers, Stephen Hamilton and Candy
6 Hamilton, husband and wife as to an undivided fractional interest,
7 and George M. Keele, as guardian of the estate of Roberto Ortega-
8 Carter as to the remaining undivided fractional interest, together
9 will be required to pay half the escrow costs at the time of
10 closing of escrow;

11 5. The proposed purchase may not have been approved by the
12 Seller but for the willingness of Candy and Stephen Hamilton to
13 forego their demands for a \$142,000 purchase price for \$2,000 in
14 deferred maintenance funds, and for a refrigerator worth
15 approximately \$800 to be provided by the Seller as a portion of
16 the Seller's consideration in this transaction; and

17 6. The compromise purchase price of \$143,000 and the
18 willingness of the Guardian to seek Court approval of disbursing
19 to Candy and Stephen Hamilton the sum of \$2,800 for the purposes
20 set forth hereinafter were in the best interests of both the ward
21 and the ward's estate.

22 NOW, THEREFORE, IT IS HEREBY ORDERED:

23 A. That the purchase so made of the interest in real
24 property commonly known as 1377 Mary Jo, Gardnerville, Douglas
25 County, Nevada 89410, more particularly described as follows, to-
26 wit:

27 ///

28 Sheerin, Walsh
& Keele
1692 County Road
Minden, NV 89423
Phone: 782-9781
or 882-6269
FAX: 782-2970

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1 Lot 243, as shown on the map of GARDNERVILLE RANCHOS UNIT
2 NO. 7, filed for record in the office of the County
3 Recorder of Douglas County, Nevada, on March 27, 1974, as
4 Document No. 72456.

5 Assessor's Parcel No. 29-332-06

6 from Joseph J. Heinan and Karen L. Heinan for the total price
7 offered of ONE HUNDRED FORTY-THREE THOUSAND DOLLARS (\$143,000),
8 with the guardianship estate being responsible for the down
9 payment and with Candy and Stephen Hamilton being responsible for
10 all monthly payments and with the guardianship estate and the
11 Hamiltons bearing their proportionate share of all taxes,
12 insurance and maintenance costs, be and the same is hereby
13 confirmed.

14 B. That GEORGE M. KEELE, Guardian of the estate of Roberto
15 Ortega-Carter, a minor, is hereby authorized and directed to
16 withdraw the sum of FIFTY THOUSAND DOLLARS (\$50,000) from the
17 ward's estate account, with such funds to be used collectively as
18 earnest money deposit and as the down payment on the purchase of
19 the subject real property.

20 C. That GEORGE M. KEELE, as Guardian of the estate of
21 Roberto Ortega-Carter, a minor, is hereby authorized and directed
22 to take title to the subject parcel as a tenant in common holding
23 an undivided 34.97% interest in the referenced parcel, with
24 Stephen and Candy Hamilton, the ward's stepfather and mother,
25 holding the remaining 65.03% interest.

26 D. That GEORGE M. KEELE, as Guardian of the estate of
27 Roberto Ortega-Carter, a minor, is hereby authorized and directed
28 to execute any and all appropriate documents on behalf of the ward

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1 to be delivered through escrow, to complete the purchase of
2 interest in real property as described herein.

3 E. That, pursuant to NRS 159.169(1)(c), GEORGE M. KEELE, as
4 Guardian of the estate of Roberto Ortega-Carter, a minor, is
5 further authorized and directed to withdraw the sum of TWO
6 THOUSAND EIGHT HUNDRED DOLLARS (\$2,800) from the ward's estate
7 account and to deliver the same to Stephen and Candy Hamilton for
8 the following uses: (1) moving expenses (including food, fuel,
9 boxes, hired help, transportation-related items, and the like);
10 (2) purchase of a refrigerator or refrigerator/freezer for the
11 home being purchased; and (3) to perform such deferred maintenance
12 upon the home being purchased and to purchase such initial
13 commodities and supplies as may be necessary or appropriate to
14 establishing a new household and to file herein within six months,
15 receipts for such disbursements.

16 DONE IN OPEN COURT this 28 day of May, 1997.

17
18 David R. Bramble
19 DISTRICT JUDGE

20
21 **CERTIFIED COPY**

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

25 DATE: May 20, 1997
26 B. Keele Clerk of the District Court
27 of the State of Nevada, in and for the County of Douglas.

28 By Sheppell Deputy
SEAL

28 Sheerin, Walsh & Keele
1692 County Road
Minden, NV 89423
Phone: 782-9781
or 882-6269
FAX: 782-2970

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COPY

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'97 JUN 13 P4:00

LINDA SLATER
RECORDER
\$11⁵⁰ PAID KD DEPUTY

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