

FILED

NO \_\_\_\_\_

1 Case No. 97-PB-0047

2 Dept. No. II

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MAR 11 1998

DOUGLAS COUNTY  
DISTRICT COURT CLERK

BARBARA REED  
CLERK

BY *J. Hale* DEPUTY

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

9 In the Matter of the Estate

10 of

11 AUSTIN EARL RAYMER,

12 deceased.

ORDER CONFIRMING SALE  
OF REAL AND PERSONAL  
PROPERTY.

13  
14 The return and petition of CHARYL RAYMER, Executor of the  
15 Estate of AUSTIN EARL RAYMER, deceased, for confirmation of sale of  
16 the real and personal property hereinafter described, having come  
17 on regularly for hearing before this Court on the 9th day of March,  
18 1998; the Court, after examining the verified return and petition,  
19 and hearing the evidence, finds as follows:

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

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

26 3. That said property was appraised or valued within one year

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1 prior to said sale and that the sum offered represented the fair  
2 market value of the property sold.

3 4. That the sale price is not disproportionate to the value  
4 of the property sold and it does not appear that a sum exceeding  
5 such sale price by at least 10% may be obtained.

6 IT IS THEREFORE ORDERED that the sale of the real and personal  
7 property described below to MICHAEL H. RICCI, as purchaser, for the  
8 sum of Fifty Thousand and No/100 Dollars (\$50,000.00), on the terms  
9 stated in the petition with purchaser to pay all of the closing  
10 costs including, for example, title report, escrow fee, transfer  
11 fees and taxes, home protection contract and smoke detector instal-  
12 lation costs, ought to be granted.

13 The property sold is described as follows: All that real  
14 property lot and personal property mobile home residence located at  
15 Stateline, County of Douglas, State of Nevada, commonly known as #9  
16 Ponderosa Drive, Stateline, Nevada, and more particularly described  
17 as follows:

18 Lot No. 9 as shown on the map of PONDEROSA  
19 PARK SUBDIVISION, filed in the office of the  
20 County Recorder of Douglas County, Nevada, on  
February 25, 1970.

21 IT IS FURTHER ORDERED that the Executor of the Estate of  
22 AUSTIN EARL RAYMER, deceased, is hereby authorized and directed to  
23 pay to MARILYN BURKE, Coldwell Banker, Bowser Realty & Associates,  
24 613 Highway 50, P.O. Box 10829, Zephyr Cove, Nevada 89448, a bro-  
25 ker's commission in the sum of Three Thousand Dollars (\$3,000).

26 Upon receipt of the above purchase price, less commission,

1 through an escrow established with Stewart Title, P.O. Box 2055,  
2 Stateline, Nevada, or another, the Executor is directed to execute  
3 the appropriate conveyances in favor of the purchaser to be de-  
4 livered through such escrow.

5 DATED this 10 day of March, 1998.

6  
7  
8 Michael J. Hill  
9 DISTRICT JUDGE

10  
11 Sandra O. Wilson  
12 SANDRA O. WILSON, ESQ.  
13 One East First St., Ste. 904  
14 Reno, Nevada 89501  
Attorney for Estate

15 **CERTIFIED COPY**

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

18 DATE: March 13, 1998  
19 B. Reed Clerk of the 6th Judicial District Court  
of the State of Nevada, In and for the County of Douglas,

20 By H. Appell **SEAL** Deputy  
21  
22  
23  
24

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

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LINDA SLATER  
RECORDER  
\$ 9.00 PAID 2 DEPUTY