

WHEN RECORDED MAIL TO:
CHARLES H. HONE
C/O SHEERIN, WALSH & KEELE
1692 COUNTY ROAD
MINDEN, NV 89423

4177110DC

RECEIVED

FILED

Case No. 98-PB-0040

SEP 14 1998

NO _____

Dept. No. II

DOUGLAS COUNTY
DISTRICT COURT CLERK

'98 SEP 14 P1:54

BARBARA REED
CLERK

~~BY THALER~~ DEPUTY

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

IN THE MATTER OF THE ESTATE

ORDER CONFIRMING
SALE OF REAL PROPERTY

OF

ROBERT A. BUSH,

Deceased.

The Return and Report of Sale of Real Property, Appraisal Report, and Petition for Confirmation of Sale having been duly filed herein, the Petition of CHARLES H. HONE, Executor of the estate of ROBERT A. BUSH, deceased, for confirmation of sale of the real property herein described, came on regularly for hearing before this Court on the 14th day of September, 1998. It appearing to the Court, after examining the verified Report and Petition, and after hearing the evidence,

1. That due notice of the hearing of such Report and Petition was given as required by law and that all of the allegations of the petition are true;

2. That good reason existed for the sale, namely: to liquidate an estate asset for a favorable sale price; that said sale was legally conducted and complied with the requirements of

Sheerin, Walsh
& Keele
1692 County Road
Minden, NV 89423

Phone: 782-9781
or 882-6269
FAX: 782-7070

0449366

BK0998PG2524

1 NRS 148.240; that notice of the time, place and terms of the sale
2 was given as prescribed by law;

3 3. That, according to the Appraisal Report on file herein,
4 said property was appraised by Daniel A. Leck & Associates within
5 one year prior to said sale and that the sum offered represented
6 approximately 90% of the fair market value of the property sold;
7 and

8 4. That the sum bid, which is the proposed sale price, is
9 not disproportionate to the value of the property sold, and it
10 does not appear that a sum exceeding such sale price by at least
11 \$5,000. may be obtained;

12 NOW, THEREFORE, IT IS HEREBY ORDERED:

13 A. That the sale so made of the real property commonly
14 known as 751 Trance Acres, Gardnerville, Douglas County, Nevada
15 89410, more particularly described as follows, to-wit:

16 All that certain lot, piece or parcel of land situate in the
17 County of Douglas, State of Nevada, described as follows:

18 A parcel of land within a portion of Section 1, Township 12
19 North, Range 19 East, M.D.B.&M., Douglas County, Nevada,
more particularly described as follows:

20 PARCEL 1:

21 COMMENCING at the Northeast corner of said Section 1,
22 Township 12 North, Range 19 East, M.D.B.&M., thence per
23 description recorded in Book 673 at Page 1298 as Document
24 No. 67258, Douglas County, Nevada, Recorder's Office, South
25 00° 03' East 830.66 feet; thence South 89° 18' West 1263.72
26 feet to the Northwest corner of A.P.N. 19-080-17, THE POINT
27 OF BEGINNING; thence South 00° 03' East, 839.76 feet; thence
West, 518.72, more or less to the Southeast corner of A.P.N.
19-080-18; thence along the East line of said Parcel North
00° 03' West 839.76 feet; thence East 518.72 feet, more or
less to THE TRUE POINT OF BEGINNING.

///

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& Keele
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PARCEL 2:

An easement 50 feet in width for public and utility purposes centered on the Northerly line of the above described parcel of land and continuing Easterly and thence Southerly to an intersection with Waterloo Lane.

TOGETHER WITH THOSE CERTAIN WATER RIGHTS DESCRIBED AS CLAIM NO. 000029, WATER RIGHTS NO. 210-000-00-10.

Assessor's Parcel No. 19-080-15.

to DOUGLAS WALTER CURTIS and SIOBHAN L. CURTIS for the sum of TWO HUNDRED THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$200,500.00), be and the same is hereby confirmed; that CHARLES H. HONE, Executor of the estate of ROBERT A. BUSH, deceased, is hereby authorized and directed to execute appropriate conveyances in favor of the purchaser, to be delivered through escrow, and then to deposit the estate's proceeds in an estate account pending further order of this Court.

B. That Western Title Company, Inc. of Minden, Nevada, is authorized and directed to pay from the sale proceeds at close of escrow any customary fees or costs of seller associated with the closing of escrow, including, without limitation, real estate commissions.

DONE IN OPEN COURT this 14th day of September, 1998.

Michael P. J...

CERTIFIED COPY

DISTRICT JUDGE

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.

DATE: 9/14/98 **SEAL**
Breed Clerk of the 5th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By *J. Thaler* 3 Deputy

COPY

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

'98 SEP 14 P3:57

0449366
BK0998P62527

LINDA SLATER
RECORDER
\$ 10.00 PAID LS DEPUTY