

1 CASE NO. 98-PB-0049

FILED

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2 DEPT. NO. I

NO _____

SEP 29 1998

DOUGLAS COUNTY
DISTRICT COURT CLERK

3 '98 SEP 29 P1:40

4 BARBARA REED
5 CLERK

6 BY H. CHAPPELL DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 IN THE MATTER OF THE ESTATE

10 OF

ORDER CONFIRMING
SALE OF REAL PROPERTY

11 NANCY CHADBOURNE SHARMAN,

12 Deceased.

13
14
15 The Report of Sale and Petition for Confirmation of Sale of Real Property
16 (Report and Petition), having come on regularly for hearing before this Court on the
17 29th day of September, 1998, and this Court having considered same and the evidence
18 presented thereon, hereby finds as follows:

19 I

20 That all of the allegations of the Report and Petition are true and that due notice
21 of the hearing thereon was given as required by law;

22 II

23 That good reason exists for the sale, namely to liquidate an estate asset for a
24 favorable sale price; that said sale was legally conducted and complied with the
25 requirements of NRS 148.240; that notice of the time, place and terms of the sale was
26 given as prescribed by law.

27 III

28 That said property was appraised by Sue Martin in January of 1998 in
conjunction with decedent's purchase of the property and that the sum offered

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1 represents the fair market value of the property sold.

2 IV

3 That the offer referenced in the Report and Sale is not disproportionate to the
4 value of the property sold, and it does not appear that a sum exceeding such sale price
5 by at least \$5,000 may be obtained;

6 NOW, THEREFORE, IT IS HEREBY ORDERED:

7 1. That the sale of the real property, commonly known as 979 Hilltop,
8 Douglas County, Nevada, and more particularly described as:

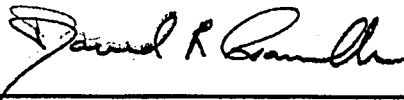
9 Lot 18, in Block P, as set forth on Final Map No. 1001-9 of
10 SUNRIDGE HEIGHTS, PHASES 6B, 7A AND 8B, filed for
11 record in the office of the County Recorder of Douglas
12 County, State of Nevada, on January 30, 1996, in Book 196,
13 Page 5112, as Document No. 380052 and by Certificate of
14 Amendment recorded February 2, 1996, in Book 296, Page
15 251, as Document No. 380351.

16 Assessment Parcel No. 21-543-02

17 to Beverly J. Allandyce for the sum of ONE HUNDRED FIFTY-SIX THOUSAND and
18 NO/100 DOLLARS (\$156,000), as evidenced by the Residential Purchase Agreement
19 attached to the Report and Sale, be and the same hereby is confirmed; that SCOTT
20 EUART and SUE ANNE SHARMAN BURKLE, Co-Executors of the Estate of NANCY
21 CHADBOURNE SHARMAN, deceased, are hereby authorized and directed to execute
22 appropriate conveyances in favor of the purchaser, to be delivered through escrow,

23 2. That the Co-Executors and/or First American Title Company are
24 authorized and directed to pay and satisfy in full from the proceeds of the sale of the
25 real property, the first Deed of Trust held by NEW AMERICA FINANCIAL, INC.,
26 securing decedent's original indebtedness on the property, as well as any customary
27 fees or costs of seller associated with the close of escrow.

28 DONE IN OPEN COURT this 29th day of September, 1998.



DISTRICT COURT JUDGE

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SEAL

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.

DATE: October 9, 1998
P. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By: W. Haggell Deputy

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
\$ 9.00 PAID PL DEPUTY