

1 CASE NO. 98-PB-0113

NO. _____

DEC 15 1998

2 DEPT. I

'98 DEC 15 P1:45

DOUGLAS COUNTY
DISTRICT COURT CLERK

3
4
5 BY *Brenny*

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

11 In Re the Estate of:
12 STEVEN R. WINTERS,

ORDER CONFIRMING SALE
OF REAL PROPERTY

13 Decedent.
14 _____/

15 The Verified Return of Sale and Petition of JEFFREY K.
16 RAHBECK, ESQ., Administrator of the above-entitled estate, for
17 confirmation of sale of real property, hereinafter described,
18 with JEFFREY K. RAHBECK, ESQ., appearing as Attorney, came on
19 regularly for hearing on the 15th day of December, 1998, at
20 the hour of 1:30 P.M. The Court, after examining the Return
21 and Petition, and hearing the evidence, finds that:

22 1. Notice of the Hearing on the Return and Petition has
23 been given in the manner prescribed by law.

24 2. After due publication of Notice of Sale, the
25 Administrator of the estate of the Decedent, sold at private
26 sale the real property, hereinafter described, belonging to
27 the estate, to Douglas County, for the sum of \$1,375,000.00
28

1 (ONE MILLION, THREE HUNDRED AND SEVENTY-FIVE THOUSAND
2 DOLLARS), in cash, subject to confirmation of sale by this
3 Court. Costs for the issuance of preliminary title report,
4 title insurance, escrow fees, closing costs and real property
5 transfer fees, are to be split between buyer and seller at the
6 close of escrow. Real property taxes shall be pro-rated as of
7 the close of escrow. The sale is made subject to current
8 covenants, conditions, restrictions, reservations, rights,
9 rights of way and easements of record.

10 3. The sale was legally made and fairly conducted, and
11 good reason existed for the sale, in that funds are needed to
12 pay estate debts.

13 4. The real property has been appraised within one (1)
14 year of the sale, and the sum offered is at least ninety
15 percent (90%) of the appraised value, and is not
16 disproportionate to the value of the property sold.

17 5. A sum exceeding the bid by at least \$5,000.00 (FIVE
18 THOUSAND DOLLARS) could not be obtained.

19 NOW, THEREFORE, it is hereby ordered as follows:

20 1. The sale so made of all right, title and interest of
21 the estate and the real property described below is confirmed;
22 and upon receipt of the purchase price the Administrator of
23 the estate is authorized and directed to execute and deliver a
24 Deed of Conveyance to Douglas County. The real property is
25 commonly known as the MINDEN INN, and is more particularly
26 described as follows:

27 Estate's one-half (1/2) interest in:
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Parcel No. 1:

"Lots 1, 2, 3, 4 and 5 in block L, as shown on the map of the town of Minden, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840."

APN 25-200-55.

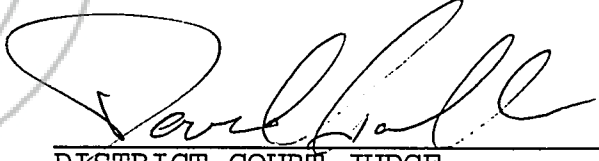
Parcel No. 1:

"All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows: Lots 17, 18, 19 and 20, in block L, as shown on the map of the town of Minden, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840."

APN 25-200-58.

2. Escrow charges, title insurance, closing costs and real property transfer fees shall be split between buyer and seller. Real property taxes shall be pro-rated as of the close of escrow.

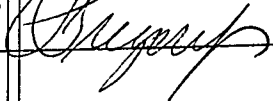
DATED: This 15 day of Dec, 1998.


DISTRICT COURT JUDGE

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: 12/18/98
Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By  Deputy

SEAL

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 DEC 18 P3:40

LINDA SLATER
RECORDER

\$ 9.00 PAID Bh DEPUTY

0456946

BK 1298PG4801