

205476 K.P.
CASE NO. 98-PB-0170

FILED

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DEPT. NO. II

NO _____

MAR - 1 1999

DOUGLAS COUNTY
DISTRICT COURT CLERK

'99 MAR -1 P1:43

BARBARA REED
CLERK

BY W. CHAPPELL DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR DOUGLAS COUNTY

IN THE MATTER OF THE ESTATE OF:

**WILLIAM ANDREW UTTER aka
WILLIAM A. UTTER aka BILL UTTER,**

**ORDER CONFIRMING SALE OF REAL
PROPERTY**

Deceased.

Petitioner, WAYNE D. OMEL, the duly appointed Administrator of the Estate of WILLIAM ANDREW UTTER, Deceased, having submitted his Return of Sale of Real Property and Petition for Approval and Confirmation of Sale, said matter coming on regularly for hearing this date, proof having been made to the satisfaction of the Court that notice and publication of the hearing has been given in the matter and for the time required by law, this Court hereby finds:

1. Notice of the hearing was given as required by law and an Affidavit of Mailing filed with the Clerk of the Court.
2. Petitioner caused to be published a Notice of Sale in the manner required by NRS 148.220, and an Affidavit of Publication has been filed with the Court.
3. WAYNE DENNIS DAHL and CYNTHIA LYNN DAHL, husband and wife ("Buyer") have submitted a written offer in the amount of ONE HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED DOLLARS (\$166,500.00). The entire sales price is payable in cash at the close of escrow, the terms for the sale of the real property evidenced by a Residential Purchase Agreement and Deposit Receipt dated February 4, 1999, a copy of which is attached to the Return of Sale of Real Property and Petition for Approval and Confirmation of Sale on file with this Court.

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The Law Offices of Peter P. Adamco
P.O. Box 1564, Zephyr Cove, NV 89448
702/588-4200 702/588-8223 (fax)

1 4. The real property is commonly described as 352 Andria Drive, Stateline, Douglas
2 County, Nevada. The legal description of the property is as follows:

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

5 Lot 31 as set forth on the map of KINGSBURY VILLAGE UNIT NO.
6 1, filed for record in the office at the County Recorder of Douglas
7 County, Nevada on December 27, 1961 as Document No. 19281 and
8 on the Amended Map of KINGSBURY VILLAGE UNIT NO. 1 filed
9 for record July 10, 1963 as Document No. 22952.

10 The real property to be sold includes all tenements, hereditaments, and appurtenances of the
11 real property, the rents, issues, and profits thereof, and all fixtures located on the real property, except
12 as specifically provided in the Residential Purchase Agreement and Deposit Receipt.

13 5. The real property has been appraised within one (1) year of the sale for the sum of ONE
14 HUNDRED SIXTY NINE THOUSAND DOLLARS (\$169,000.00), a copy of which is attached to
15 the Return of Sale of Real Property and Petition for Approval and Confirmation of Sale on file with
16 this Court. The offer by Buyer is the sum of ONE HUNDRED SIXTY SIX THOUSAND FIVE
17 HUNDRED DOLLARS (\$166,500.00), which is representative of and not disproportionate to the
18 value of the property being sold.

19 6. The real property was the personal residence of the Decedent, who left no surviving
20 spouse or issue. Accordingly, the sale is for the advantage, benefit and in the best interest of the estate
21 and those interested therein.

22 NOW, THEREFORE, it is hereby ordered, adjudged and decreed as follows:

23 A. The sale of the property to Buyer for the sales price of ONE HUNDRED SIXTY SIX
24 THOUSAND FIVE HUNDRED DOLLARS (\$166,500.00) is hereby approved and confirmed,
25 contingent upon Seller and Buyer's satisfaction of any and all conditions to sale as set forth in the
26 Residential Purchase Agreement and Deposit Receipt.

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1 B. Upon the close of escrow for the sale of the real property, the Petitioner shall execute
2 and deliver to the Buyer a deed conveying all of the right, title, and interest of the Estate in the real
3 property to Buyer.

4 DATED this 1 day of March, 1999.

5 Michael P. Adams
6 DISTRICT COURT JUDGE

7 Submitted by:
8 THE LAW OFFICES OF PETER P. ADAMCO
9 Attorney for Petitioner
10 P.O. Box 1564
11 Zephyr Cove, NV 89448

12 By: Peter Adamco
13 Peter Adamco, Esq. SBN4200

14 **CERTIFIED COPY**

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

18 DATE: March 1, 1999
19 B. Reel Clerk of the 9th Judicial District Court
20 of the State of Nevada, in and for the County of Douglas,

SEAL

21 By: Heppell Deputy

22 REQUESTED BY
23 **FIRST AMERICAN TITLE CO.**
24 IN OFFICIAL RECORDS OF
25 DOUGLAS CO., NEVADA

26 '99 MAR -9 P4:06

27 LINDA SLATER
28 RECORDER
\$ 9.00 PAID kg DEPUTY

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