

1 CASE NO. 98-PB-0110
2 DEPT. NO. 2

FILED
NO _____
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JUL 09 1999
'99 JUL -9 A11 :22
DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA REED
CLERK
BY **B. WILLIAMS** DEPUTY

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

9 IN THE MATTER OF ESTATE OF
10 LOUIS BUSTANHOBY,
11 Deceased.

ORDER CONFIRMING SALE OF REAL
PROPERTY

12 The verified Return of Sale and Petition of Louise Marin, Co-
13 Executrix of the ESTATE OF LOUIS BUSTANHOBY, Deceased, for the
14 confirmation of the sale of a parcel of real property located at 653
15 Joette Drive, Gardnerville, Douglas County, Nevada, came on regularly
16 for hearing on July 9, 1999.

17 The sale for which approval and confirmation was requested was
18 to West Ridge Homes, Inc. The sales price of the real property was
19 \$33,000.00, all of which was to be payable in cash at the close of
20 escrow. The Court asked for a higher bid in open court, pursuant to
21 N.R.S. 148.270, and no bids or offers were received in response
22 thereto.

23 On proof duly made to the satisfaction of the Court, the Court
24 now finds the following:

- 25 1. Notice of the hearing was given as required by law. An
26 Affidavit of Mailing was previously filed with the Clerk of the
27 Court.
28

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1 2. A Notice of Sale was published in the manner required by
2 N.R.S. 148.220. An Affidavit of Publication was previously filed
3 with the Court.

4 3. The real property sold is commonly described as 653 Joette
5 Drive, Gardnerville, Douglas County, Nevada. The legal description
6 of the real property is:

7 Lot 49, as shown on the map of GARDNERVILLE RANCHOS UNIT
8 NO. 7, filed for record in the office of the County
9 Recorder of Douglas County, Nevada, on March 27, 1974, as
10 Document No. 72456.

11 Assessment Parcel No. 0000-29-293-270 *1220-21-810-042 (New)*

12 The real property being sold includes all tenements, hereditaments
13 and appurtenances of the real property, the rents, issues and profits
14 thereof. The real property was appraised within one (1) year of the
15 sale at \$35,000.00.

16 4. The offer as set forth in the Land Purchase Agreement in
17 the amount of \$33,000.00 is less than the appraised value, but
18 because no real estate brokerage commission is to be paid on the
19 sale, the sales price of \$33,000.00 is approximately equal to what
20 the estate would realize if the real property were sold at its
21 appraised value, less a brokerage commission.

22 Based upon the above, the Court hereby orders the following:

23 1. The sale to West Ridge Homes, Inc. for the sales price of
24 \$33,000.00 cash is hereby confirmed and approved.

25 2. Petitioner is ordered to complete the sale in accordance
26 with the terms described herein and the additional terms described in
27 the Land Purchase Agreement, a copy of which is attached to the

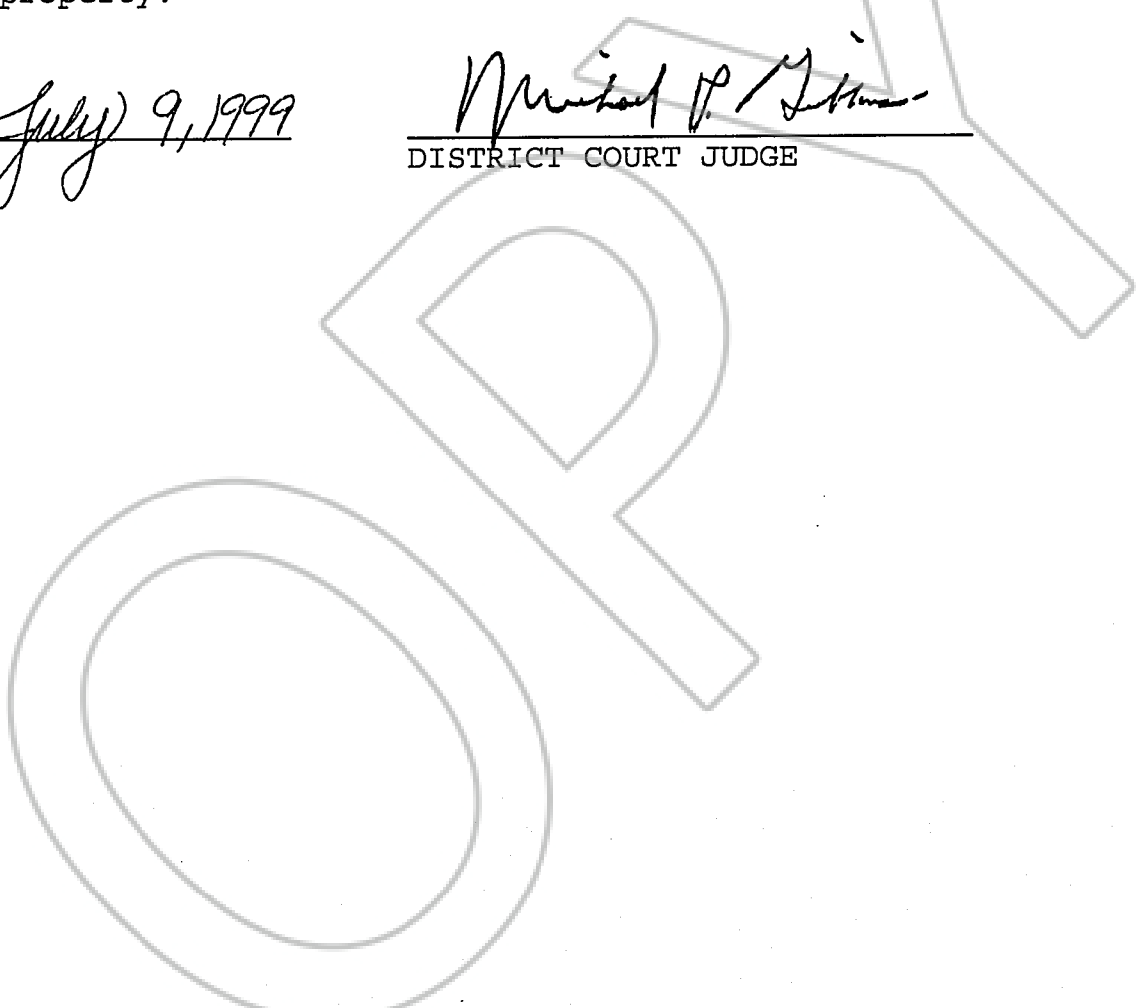
28 / / /

1 Return of Sale and Petition for Confirmation of Sale of Real Property
2 as Exhibit "A".

3 3. Upon the close of escrow for the sale, the co-executrixes
4 of the ESTATE OF LOUIS BUSTANHOBY, Deceased, shall execute and
5 deliver to West Ridge Homes, Inc., a deed conveying all of the right,
6 title and interest of the ESTATE OF LOUIS BUSTANHOBY, Deceased, in
7 the real property.

8
9 Dated: July 9, 1999

Michael P. Johnson
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.

SEAL

DATE: July 9, 1999
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy

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COPY

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 JUL 29 110:40

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LINDA SLATER
RECORDER
\$ 10.00 PAID *OK* DEPUTY