

FILED

'99 AUG 26 A8:42

1 Code  
2 Robert Arth  
3 4529 Woodfair Way  
4 Carmichael, CA 95608  
5 (916)961-1458  
6 Executor in Pro Per for the Estate of Harry R. Schneider

AMY HARVEY CLERK  
BY: *S. Crawfowl*  
DEPUTY

6 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF  
7 NEVADA IN AND FOR THE COUNTY OF WASHOE

9 IN THE MATTER OF THE ESTATE OF  
10 HARRY R. SCHNEIDER, Deceased.

CV90-4056  
Dept. No. 7

13 ORDER CONFIRMING SALE  
14 OF REAL PROPERTY

16 The Return of Sale of Real Property, Petition for Confirmation, filed by  
17 Robert Arth Executor of the Estate of Harry R. Schneider, deceased, having  
18 come on regularly for hearing before this Court on the <sup>26<sup>th</sup> per</sup> 27th day of August 1999,  
19 the Court having examined the verified Return of Sale of Real Property,  
20 Petition for Confirmation having considered the representations of the executor,  
21 and good cause appearing therefor finds:

- 22 1. Notice of the hearing of the Return of Sale of Real Property, Petition for
- 23 Confirmation ways duly given according to law.
- 24 2. Pursuant to the provisions of the Last Will and Testament of the deceased,
- 25 no prior notice was necessary to effect the sale of the subject property.
- 26 3. The Executor listed the below described real property belonging to the
- 27 Estate, for sale with Coldwell Banker Village Realty Inc. and has entered
- 28 into a contract for the private sale of the real property for the sum of Thirty-

0475619

BK0899P65902

1 five thousand and no/100 Dollars (\$35,000.00) to Wayne E. Rorex and Linda L.  
2 Rorex on the terms stated in the Return of Sale of Real Property and Petition for  
3 Confirmation.

4 4. An appraisal of the real property was completed by Lyn C. Norberg, MAI,  
5 on November 13,, 1998, and stated the value of the subject property, as Fifty  
6 Thousand and no/100ths dollars (\$50,000.00). This appraisal that the property is  
7 landlocked with no buildable sites.

8 5. The sale was legally made and fairly conducted.

9 6. A brokerage commission is payable in connection with this sale in the total  
10 amount of eight percent (8%) of the gross sales price with Coldwell Banker  
11 Village Realty representing the seller, and Myers Realty representing the  
12 Purchaser, therefore the commission is to be equally divided with each receiving  
13 Four percent of the gross selling price..

14 7. The real property is located in the County of Douglas, State of Nevada  
15 and more particularly described as:

16 The NW1/2SW1/4 of Section 21, Township 14 North Range East M.D.B.&M.

17 8. The Court has examined into the advantage, benefit and interest of the  
18 Estate in having the sale made, and for the reasons set forth in the Petition,  
19 finds good reason exists and it is for the advantage and best interest of the Estate  
20 to sell the subject property as requested.

21 Based upon the foregoing findings of fact,

22 1. The sale of the 80 acres APN 15-040-04, located in  
23 Douglas County, Nevada more particularly described as:

24 The NW1/2SW1/4 of Section 21, Township 14 North Range East M.D.B.&M.  
25 to Wayne E. Rorex and Linda L. Rorex is confirmed.

26 2. The executor is authorized and directed to execute and deliver an  
27 appropriate conveyance to the real property purchaser in accordance with the  
28 foregoing, upon payment of the purchase price and satisfaction of all conditions

0475619

BK0899PG5903.

1 and terms of sale, and that the Executor pay any costs and fees incident to said  
2 sale, as agreed between the purchaser and seller.

3 Dated the <sup>26</sup>27th day of August 1999.

4   
5 Peter J. Arce  
6 District Judge

6 ///

7 ///

11 SEAL

12 CERTIFIED COPY

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

15 DATE: 8-30-99

16 AMY HARVEY, Clerk of the Second Judicial  
17 District Court, in and for the County of  
18 Washoe, State of Nevada.

19 By S. Crainful Deputy

20 REQUESTED BY

21 STEWART TITLE OF DOUGLAS COUNTY  
22 IN OFFICIAL RECORDS OF  
23 DOUGLAS CO., NEVADA

24 1999 AUG 31 PM 3: 04

25 LINDA SLATER  
26 RECORDER

27 \$ 9.00 PAID M DEPUTY

28 0475619

BK0899PG5904