

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

FILED

NO _____

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AUG 31 1999
DOUGLAS COUNTY
DISTRICT COURT

'99 SEP 13 P1:41

BARBARA REED
CLERK
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,

ORDER CONFIRMING SALE OF REAL
PROPERTY

11 Deceased.

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 655,
15 657, AND 659 Joette Drive, Gardnerville, Douglas County, Nevada, came
16 on regularly for hearing on September 13, 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, for each of the three Parcels, all of which was to be
20 payable in cash at the close of escrow. The Court asked for a higher
21 bid in open court, pursuant to N.R.S. 148.270, and no bids or offers
22 were received in response 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 655, 657,
5 and 659 Joette Drive, Gardnerville, Douglas County, Nevada. The
6 legal description of the real property is:

7 Lots 50, 51 and 52, as shown on the map of GARDNERVILLE
8 RANCHOS UNIT NO. 7, filed for record in the office of the
9 County Recorder of Douglas County, Nevada, on March 27,
10 1974, as Document No. 72456.

11 Assessment Parcel No. 0000-29-293-280, 000029-283-130, and
12 00029-283-140

13 The real property being sold includes all tenements, hereditaments
14 and appurtenances of the real property, the rents, issues and profits
15 thereof. The real property was appraised at \$35,000.00.

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

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

24 1. The sale to West Ridge Homes, Inc. for the sales price of
25 \$33,000.00 cash for each of the three parcels is hereby confirmed and
26 approved. In the event that the petitioner is unable to close as to
27 one or two Parcel(s), she will proceed with the sale of the other
28 Parcel(s).

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1 2. Petitioner is ordered to complete the sale in accordance
2 with the terms described herein and the additional terms described in
3 the Land Purchase Agreements, copies of which are attached to the
4 Return of Sale and Petition for Confirmation of Sale of Real Property
5 as Exhibit "A".

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

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12 Dated: Sept. 13, 1999

Michael P. Giffin
DISTRICT COURT JUDGE

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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: September 21, 1999
Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas.

By [Signature] Deputy

COPY

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

1999 SEP 22 PM 3: 32

LINDA SLATER
RECORDER

\$10⁰⁰ PAID *Bh* DEPUTY

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