

When recorded, return to:
George M. Keele
1692 County Road
Minden NV 89423

FILED

1 Case No. 99-PB-0010 NO. _____

2 Dept. No. II '99 NOV 15 P1:36

REC-1
NOV 15 1999
DISTRICT COURT

3 BARBARA REED
4 P. GREGORY
5 BY _____ 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 THE ESTATE
10 OF ORDER CONFIRMING
11 SALE OF REAL PROPERTY

12 ROBERT L. RAINBERGER,
13 also known as
14 ROBERT LEONARD RAINBERGER,
15 Deceased.

16 The Return and Report of Sale of Real Property, Appraisal
17 Report, and Petition for Confirmation of Sale having been duly
18 filed herein, the Petition of HAROLD SCHAFFROTH and GAIL
19 RAINBERGER, Co-Executors of the estate of ROBERT L. RAINBERGER,
20 deceased, for confirmation of sale of the estate interest
21 (consisting of an undivided one-half interest in fee simple) in
22 the real property herein described, came on regularly for hearing
23 before this Court on the 15th day of November, 1999. It
24 appearing to the Court, after examining the verified Report and
25 Petition, and after hearing the evidence,

26 1. That due notice of the hearing of such Report and
27 Petition was given as required by law and that all of the
28 allegations of the petition are true;

Sheerin, Walsh
& Keele
1692 County Road
Minden, NV 89423
Phone: 782-9781
or 882-6269
FAX: 782-2970

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BK 1199PG3035

1 2. That good reason existed for the sale, namely: to
2 liquidate an estate asset for a favorable sale price; that said
3 sale was legally conducted and complied with the requirements of
4 NRS 148.240; that notice of the time, place and terms of the sale
5 was given as prescribed by law;

6 3. That said property was appraised by Kay Mathews within
7 one year prior to said sale and that the sum offered represented
8 approximately 92% of the fair market value of the entire parcel
9 of real improved real property sold; and

10 4. That the sum bid, which is the proposed sale price, is
11 not disproportionate to the value of the property sold, and it
12 does not appear that a sum exceeding such sale price by at least
13 \$5,000 may be obtained;

14 NOW, THEREFORE, IT IS HEREBY ORDERED:

15 A. That the sale so made of the estate's interest
16 (consisting of an undivided one-half interest in fee simple) in
17 real property commonly known as 911 Bollen Circle, Gardnerville,
18 Douglas County, Nevada 89410, more particularly described as
19 follows, to-wit:

20 Lot 30, SHERIDAN ACRES, UNIT NO. 1, as shown on the
21 Official Map recorded June 8, 1966, in Book 1 of Maps in
22 the Recorder's Office of Douglas County, Nevada, as
23 Document No. 32486.

24 Assessor's Parcel No. 19-162-05

25 to RICKY V. RAO and LUCILLE J. RAO, husband and wife as joint
26 tenants, for the sum of EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS
27 (\$88,000.00) be, and the same is hereby confirmed; that HAROLD
28 SCHAFFROTH and GAIL RAINSBERGER, Co-Executors of the estate of
ROBERT L. RAINSBERGER, deceased, also known as ROBERT LEONARD

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1 RAINSBERGER, are hereby authorized and directed to execute
2 appropriate conveyances in favor of the purchasers, to be
3 delivered through escrow, and then to deposit the estate's
4 proceeds in an estate account pending further order of this
5 Court.

6 B. That Stewart Title of Douglas County is authorized and
7 directed to pay from the sale proceeds at close of escrow the
8 estate's portion of any customary fees or costs of seller
9 associated with the closing of escrow, including real estate
10 commissions.

11 DONE IN OPEN COURT this 15 day of November, 1999.

David R. Randall

DISTRICT JUDGE

CERTIFIED COPY

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

SEAL

15 DATE: 11/15/99
16 Clerk of the Sub-Judicial District Court
17 of the State of Nevada, in and for the County of Douglas,

W. J. [Signature] Deputy

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REQUESTED BY
Sheerin, Walsh & Keele
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 NOV 16 PM 1:09

LINDA SLATER
RECORDER

\$ 9.00 PAID *[Signature]* DEPUTY

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