

FILED

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1 CASE NO. P-30333

NO. \_\_\_\_\_

2 DEPT. NO. I

'00 MAR 21 P2:00

MAR 21 2000

DOUGLAS COUNTY  
DISTRICT COURT CLERK

BARBARA REED  
CLERK

BY WILLIAMS DEPUTY

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5  
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

8  
9 In the Matter of the Estate

10 of

11 MIKE MOORE,

12  
13  
14  
15 Deceased

**ORDER AUTHORIZING SALE AND  
CONFIRMATION OF SALE OF REALTY/  
RESIDENCE; DISPENSING WITH FORMAL  
CONFIRMATION OF SALE; GRANTING  
REQUEST FOR ATTORNEY'S FEES AND  
COSTS; GRANTING REQUEST FOR ORDER  
CORRECTING TITLE/  
DEED TO OTHER ESTATE REALTY; AND  
PROVIDING FOR OTHER MATTERS  
PROPERLY RELATING THERETO**

16  
17 \_\_\_\_\_ /  
18 The Petition for Authorization and Confirmation of Sale of Estate Residence; For

19 Correction of Title/Deed To Other Estate Realty; Request for Attorney's Fees and Costs;

20 Dispensing With Formal Confirmation of Sale; and Other Matters Properly Relating Thereto, for

21 the Estate of Mike Moore, Deceased, filed by Richard B. Moore, Executor, coming on regularly

22 to be heard at this time, and it appearing to the satisfaction of the Court that said Petition was

23 filed with said Court on March 3<sup>rd</sup>, 2000, and that Tuesday, the 21<sup>st</sup> day of March, 2000, at 1:30

24 p.m., was fixed as the time for the settling and hearing thereof; and, that it further appearing to the

25 satisfaction of the Court that valid notice of the time and place of hearing was given to all persons

26 entitled to such notice as required by law, including by mail, and newspaper publication, and no

27  
28

LAW OFFICES  
NOEL MANOUKIAN, LTD.  
1466 HWY. 395  
GARDNERVILLE, NEVADA 89410  
(775) 782-9747 OR 883-3299

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1 person appearing to except to or contest said Petition, the Court finds that all of the statements in  
2 said Petition are true and correct, including that the proposed sales price for the referenced  
3 improved realty is within market value, and is fair and just, and is for the benefit of this Estate.

4  
5 IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that the Petition  
6 Authorizing Sale of Residence; Dispensing with Formal Confirmation of Sale; For an Order  
7 Correcting Title/Deed to other Estate realty; For Attorney's Fees and Costs, and for Related  
8 Matters, be allowed, approved, and is in all other respects confirmed.

9 IT IS FURTHER ORDERED, ADJUDGED AND DECREED:

10 1.. The Executor, Richard B. Moore, is hereby authorized to forthwith sell the  
11 Estate's residential realty commonly known as 3547 Topaz Park Road, with Assessor's Parcel  
12 No. 39-200-07, Douglas County, Nevada.

13  
14 2. That said sale shall be made to Pete J. Ferlisi and Nan T. Ferlisi, husband and wife,  
15 or their nominee, by Executor, Richard B. Moore, through First American Title pending Escrow  
16 No. 2000-24583; that said sale shall be for the gross price of TWO HUNDRED AND  
17 SEVENTY-FIVE THOUSAND DOLLARS (\$275,000.00) cash, with escrow and related fees to  
18 be equally shared between Seller and Buyers; and, with escrow to close within a reasonable period  
19 of time hereof.

20  
21 3. That, life-estate holder, being the Mary Jane Moore Hurder 1993 Trust; shall be  
22 entitled to the reasonable value or worth of her (Mary Jane Hurder) life-estate, said value, with  
23 any well-founded offsets, to be determined prior to close of escrow, with the appropriate net  
24 proceeds of sale due the Mary Jane Moore Hurder 1993 Trust, to be distributed to the Mary Jane  
25 Hurder 1993 Trust, on the closing of said escrow. Said value shall be based upon the said Mary  
26

1 Jane Moore Hurder's life expectancy, with her date of birth having been July 7, 1929.

2 4. That the realty to be sold, namely, APN 39-200-07, with common address 3547  
3 Topaz Park Road, Douglas County, Nevada, is further legally described as follows:

4 **Parcel 3, as set forth on that certain Moore/Hurder Parcel Map No. 2 being a**  
5 **portion of NE 1/4 of the Southeast 1/4 of Section 29, Township 10 North,**  
6 **Range 22 East, M.D.B. & M., Douglas County, Nevada filed for record in the**  
7 **office of the County Recorder of Douglas County, Nevada on December 5,**  
8 **1979, in Book 1279, Page 194 as Document No. 39322, and amended by**  
9 **Certificate recorded January 2, 1980, in Book 180, Page 073, Document No.**  
**40268 and further amended by Certificate recorded October 12, 1981, in**  
**Book 1081 Page 648, Document No. 61137.**

10 **TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging**  
11 **or in anywise appertaining, and any revision, reminders, rents, issue or profits thereof.**

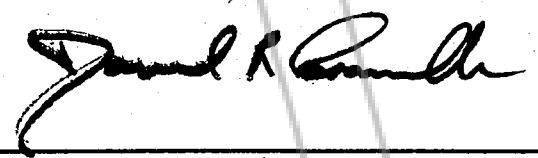
12 5. That attorney Noel E. Manoukian of the law firm of Noel E. Manoukian, Ltd.,  
13 which firm has rendered valuable ordinary and extraordinary legal services necessary to this  
14 prospective sale and the deed/title correction issue, shall be paid an attorney's fee, including costs  
15 incurred, in the sum of Seven Thousand, One Hundred and Thirty-Six Dollars (\$7,136.00),  
16 which shall be immediately payable to NOEL E. MANOUKIAN, Ltd.; that, said fee and costs are  
17 reasonable.

18  
19 6. It is Ordered that the correction of the deed or title respecting APN 39-200-010,  
20 with the common address of the substantially unimproved realty, being 3508 Topaz Lake Road,  
21 Douglas County, Nevada be changed to provide that Executor, Richard Moore, of the Mike  
22 Moore Estate, Deceased, have and has a one-half (1/2) interest/ownership in said realty, with  
23 Successor Trustee, Martha Klees, of the Mary Jane Hurder 1993 Trust, to continue to have the  
24 other one-half (1/2) interest in said APN 39-200-010. This realty shall be continued to be held in a  
25 tenancy in common, between this the Estate of Mike Moore, with its Executor being Richard B.  
26

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1 Moore, and the 1993 Mary Jane Moore Hurder Trust, with Martha Klees as the Successor  
2 Trustee thereof.

3 DATED this 21 day of March, 2000.

4  
5 

6 DISTRICT JUDGE

7 Submitted By:

8  
9 NOEL E. MANOUKIAN, LTD.

10  
11 BY   
12 NOEL E. MANOUKIAN, ESQ.

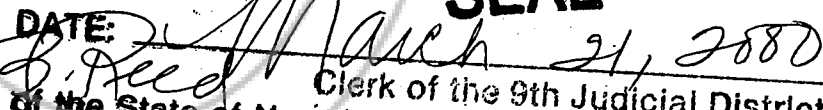
13 #1137  
14 1466 Highway 395 North  
15 Gardnerville, Nevada 89410  
16 (775)782-9747  
17 Attorneys for Petitioner


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22 **CERTIFIED COPY**

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

26 **SEAL**

27 DATE: March 21, 2000  
28   
Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,

By  Deputy

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 MAR 24 PM 4:39

LINDA SLATER  
RECORDER

\$10<sup>00</sup> PAID KD DEPUTY

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