

1 CASE NO. 98-PB-0110

FILED

2 DEPT. NO. 2

NO _____

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BARBARA REED
CLERK
IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
BY ~~BARBARA REED~~ DEPUTY
IN AND FOR THE COUNTY OF DOUGLAS

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IN THE MATTER OF ESTATE OF
LOUIS BUSTANHOBY,

ORDER CONFIRMING SALE OF REAL
PROPERTY

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Deceased.

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The verified Return of Sale and Petition of Louise Marin, Co-Executrix of the ESTATE OF LOUIS BUSTANHOBY, Deceased, for the confirmation of the sale of parcels of real property located at 1423 Sally Lane (APN 1220-22-410-073) ("Sally Lane"), 663 Joette Drive (APN 1220-21-810-037) ("Joette Drive), 1324 Wilson Circle (APN 1220-04-210-034) ("Wilson Circle"), 1458 Shasta Drive (APN 1220-22-110-085), 1460 Shasta Drive (APN 1220-22-110-086), 1470 Shasta Drive (APN 1220-22-110-088), and 1437 Shasta Drive (APN 1220-22-110-105) (collectively "Shasta Drive Properties"), Gardnerville, Douglas County, Nevada, came on regularly for hearing on the 20th day of March, 2000.

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The sales for which approval and confirmation are requested are to West Ridge Homes, Inc., David Wasick, and Francisco and Louise Marin. The sales price of the real property to West Ridge Homes, Inc. is \$33,000.00 per parcel for the Sally Lane and Joette Drive properties for a total of \$66,000.00, the sales price to David Wasick for the Wilson Circle property is \$51,000.00, and \$35,200.00 per parcel for the Shasta Drive properties to Francisco and Louise Marin for a total of

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1 \$140,800.00, all of which is to be payable in cash at the close of
2 escrow. The Court asked for a higher bid in open court, pursuant to
3 N.R.S. 148.270, and no bids or offers were received in response
4 thereto.

5 On proof duly made to the satisfaction of the Court, the Court now
6 finds the following:

7 1. Notice of the hearing was given as required by law. An
8 Affidavit of Mailing was previously filed with the Clerk of the Court.

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

12 3. The real property to be sold is commonly described as 1423
13 Sally Lane, Gardnerville Ranchos Unit 7, Lot 879 (APN 1220-22-410-073),
14 663 Joette Drive, Gardnerville Ranchos Unit 7, Lot 54 (APN 1220-21-810-
15 037), 1324 Wilson Circle, Sunset Park Subdivision (APN 1220-04-210-
16 034), 1458 Shasta Drive, Gardnerville Ranchos Unit 5, Lot 141 (APN
17 1220-22-110-085); 1460 Shasta Drive, Gardnerville Ranchos Unit 5, Lot
18 140 (APN 1220-22-110-086); 1470 Shasta Drive, Gardnerville Ranchos Unit
19 5, Lot 138 (APN 1220-22-110-088); and, 1437 Shasta Drive, Gardnerville
20 Ranchos Unit 5, Lot 19 (APN 1220-22-110-105), in Douglas County,
21 Nevada.

22 The real property being sold includes all tenements, hereditaments
23 and appurtenances of the real property, the rents, issues and profits
24 thereof. The real property was appraised within one (1) year of the
25 sale at \$35,000.00 per parcel for the Sally Lane and Joette Drive
26 properties, \$55,000.00 for the Wilson Circle property, and between
27 \$35,000.00 and \$35,500.00 per parcel for the Shasta Drive properties.

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1 5. Upon the close of escrow for the sale, the co-executrixes of
2 the ESTATE OF LOUIS BUSTANHOBY, Deceased, shall execute and deliver to
3 West Ridge Homes, Inc., David Wasick, and Francisco and Louise Marin
4 deeds conveying all of the right, title and interest of the ESTATE OF
5 LOUIS BUSTANHOBY, Deceased, in the real property.

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7 Dated: March 20, 2000 Michael P. Gilman
8 DISTRICT COURT JUDGE

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10 Mike\Bustanhoby\Order Confirming Sale

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ORDER CONFIRMING SALE OF REAL PROPERTY

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CERTIFICATE OF MAILING

Pursuant to NRCP 5(b), I hereby certify that I am an employee of SCARPELLO & ALLING, LTD., and that on 4th day of March, 2000, I served the within **ORDER CONFIRMING SALE OF REAL PROPERTY** on the following individuals or entities, by placing a true copy thereof enclosed in a sealed envelope with postage prepaid thereon in the United States Post Office mail addressed as follows:

Louise Marin
P.O. Box 6645
So. Lake Tahoe, CA 96157

Marie Jeanne Gardiner
234 So. 100 West
St. George, UT 84770

Clarita Mercado Bustanhoby
c/o Noel Manoukian
1468 Highway 395 North
Gardnerville, NV 89410

I am familiar with my firm's practice for collection and processing of correspondence for mailing with the United States Postal Service.

The envelope(s) addressed as above will be deposited today with the United States Postal Service in the ordinary course of business.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 4th day of March, 2000 Lake Tahoe, Nevada.

Nancy S. Gordon
NANCY S. GORDON

Mike\Bustanhoby\Notice of Hearing

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[Faint, illegible text from the reverse side of the document is visible through the paper.]

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.

DATE: 3/21/00
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,
By [Signature] **SEAL** Deputy

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

2000 APR -4 PM 3: 54

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LINDA SLATER
RECORDER
\$12⁰⁰ PAID Bh DEPUTY
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