

REC'D & FILED

Case No. 99-01225P

Dept. II

'00 MAY -9 P3:48

ALAN GLOVER
L. Penny CLERK

BY DEPUTY

IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR CARSON CITY

In the Matter of the Estate of,
GORDON JOSEPH COLOMBO,
Deceased.

ORDER APPROVING PETITION
FOR CONFIRMATION OF
SALE OF REAL PROPERTY
AND PAYMENT OF COSTS

ARTHUR J. BAYER, JR.

Attorney at Law

A PROFESSIONAL CORPORATION

412 NORTH CURRY STREET • CARSON CITY, NEVADA 89703
TELEPHONE (775) 883-4404 • FAX (775) 883-4416

This matter was brought before the Court on May 9, 2000, on the Petition of GERALD WAYNE STEHLIK, General Administrator, by and through ARTHUR J. BAYER, JR., Attorney at Law, A Professional Corporation, for confirmation of sale of real property and payment of costs. Present in Court were GERALD WAYNE STEHLIK, ARTHUR J. BAYER, JR., ESQ., JAMES TODD RUSSELL, ESQ., and other interested parties.

I.

DOUGLAS COUNTY PROPERTY

Based upon the Petition, together with all the pleadings on file herein and good cause appearing, the Court issues its Order approving and confirming the sale of the real property located at 1449 Stephanie Lane, Minden, Nevada, as follows:

0493516

BK0600PG1184

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1 The Petition for Confirmation of Sale of Real Property and Payment of Costs
2 came on for hearing on May 9, 2000. Proof was made to the satisfaction of the Court
3 that notice of said hearing had been given as required by law, and that all persons
4 entitled to notice have been notified of the Petition. No one was present at the hearing
5 to protest the requests contained in the Petition.
6

7
8 The Court finds that the Petitioner caused Notice of a Private Sale of Real
9 Property to be published in a newspaper of general circulation in Carson City and in
10 Douglas County, Nevada, before the date of the private sale. The Notice stated where
11 bids and offers would be received and a day on which the sale would be made. The date
12 of the sale was at least fifteen days from the date of the first publication of the Notice.
13

14 Appearing in Court was one of the prospective buyers of the Douglas County
15 property, GREG LEHMAN, who had submitted a cash offer of \$110,000. The Court
16 was informed that the offer by MICHAEL GILBERT had been withdrawn. No other
17 competitive bids were received in open court. The Court finds that the sum offered by
18 GREG LEHMAN for said real estate represents the fair market value of the property to
19 be sold, and the Court finds that the sale's price is not disproportionate to the value of
20 the property, and it does not appear that a sum exceeding the sale's price can be
21 obtained.
22

23
24 Accordingly, the Court hereby confirms the sale of the real property commonly
25 known as 1449 Stephanie Lane, Minden, Nevada, to GREG LEHMAN, and the Court
26 finds that the sale was legally made and fairly conducted as a private sale pursuant to
27 statute.
28

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1 IT IS THEREFORE ORDERED that the sale of the real property as described
2 in the Petition for the sum of \$110,000 cash, "as is" and without any warranties or
3 representations, be and the same is hereby approved and CONFIRMED.
4

5 BE IT FURTHER ORDERED that the Petitioner is directed to execute such
6 conveyances or instruments as are necessary to convey title to said real property to close
7 escrow, and, as agreed, to pay closing costs of said sale.
8

9 II.

10 CARSON CITY PROPERTY

11 Based upon the Petition, together with all the pleadings on file herein and good
12 cause appearing, the Court issues its Order approving and confirming the sale of the real
13 property located at 120 Bonanza Drive, Carson City, Nevada, as follows:
14

15 The Petition for Confirmation of Sale of Real Property and Payment of Costs
16 came on for hearing on May 9, 2000. Proof was made to the satisfaction of the Court
17 that notice of said hearing had been given as required by law, and that all persons
18 entitled to notice have been notified of the Petition. No one was present at the hearing
19 to protest the requests contained in the Petition.
20

21 The Court also finds that the Petitioner caused Notice of a Private Sale of Real
22 Property to be published in a newspaper of general circulation in Carson City, Nevada,
23 before the date of the private sale. The Notice stated where bids and offers would be
24 received and a day on which the sale would be made. The date of the sale was at least
25 fifteen days from the date of the first publication of the Notice.
26
27

28 Appearing in Court was the proposed Buyer of the decedent's real property,

ARTHUR J. BAYER, JR.

Attorney at Law

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1 ROBERT and JENNIFER IVERSON along with TERRY YEAGER of Prudential
2 Carson Properties, Broker. The IVERSONS submitted an offer to purchase said
3 property for \$215,000, all cash, "as is" with no warranties or representations. No
4 competitive bids for the property were received in open court. Having not received any
5 competitive bids in open court, the Court finds that the sum offered for said real estate
6 represents the fair market value of the property to be sold. The Court finds that the
7 sale's price is not disproportionate to the value of the property sold, and it does not
8 appear that a sum exceeding such sale price can be obtained.

9 Accordingly, as proposed in the Petition, the Court hereby confirms the sale of
10 the real property commonly known as 120 Bonanza Drive, Carson City, Nevada, to the
11 IVERSONS. The Court finds that the sale was legally made and fairly conducted as a
12 private sale pursuant to statute.

13 At the request of SHAWN COLOMBO, by and through his attorney, JAMES
14 TODD RUSSELL, ESQ., and pursuant to NRS 115.060, the Court sets aside a
15 homestead exemption to the Estate up to the maximum allowed by law of \$125,000,
16 from the proceeds derived from said sale.

17 IT IS THEREFORE ORDERED that the sale of the real property as described
18 in the Petition for the sum of \$215,000 all cash, "as is" with no warranties or
19 representations, be, and the same is hereby approved and CONFIRMED.

20 BE IT FURTHER ORDERED that the Petitioner is directed to execute such
21 conveyances or instruments as are necessary to convey title to said real property to
22 Buyers, ROBERT and JENNIFER IVERSON, to close escrow and, as agreed, to pay
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closing costs of said sale.

DATED this 9^{am} day of May, 2000.

Michael E. Zudi
DISTRICT COURT JUDGE

ARTHUR J. BAYER, JR.

Attorney at Law

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ORIGINAL

REQUESTED BY
Northern Nevada Title Company

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JUN -6 PM 2:42

LINDA SLATER
RECORDER

0493516

\$ 11 PAID K2 DEPUTY

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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: June 5, 2000

ALAN GLOVER, City Clerk and Clerk of the Court
Judicial District Court and the State of Nevada, in
and for Carson City

By Alroart Deputy