

0034

FILED

Case No. 00-PB-0029

NO \_\_\_\_\_

Dept. No. II

'00 SEP 11 P1:42

BARBARA REED

CLERK

BY P. GREGORY

DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

IN THE MATTER OF THE ESTATE

OF

MARJORIE FRANCIS JORDAN,

Deceased.

ORDER CONFIRMING  
SALE OF REAL PROPERTY

The Petition for Confirmation of Sale of Real Property of GARY F. JORDAN, Executor of the estate of MARJORIE FRANCIS JORDAN (also known as MARJORIE F. JORDAN), deceased, having been duly filed herein, said Petition came on regularly for hearing before this Court on the 11th day of September, 2000. It appearing to the Court, after examining the verified Report and Petition, and after hearing the evidence,

1. That due notice of the hearing of the Petition was given as required by law and that all of the allegations of the Petition are true;

2. That good reason existed for the sale, namely: to liquidate estate assets for a favorable sale price; that said sale was legally conducted and complied with the requirements of

1 NRS 148.240; that notice of the time, place and terms of the sale  
2 was given as prescribed by law;

3 3. Said parcel of real property and the mobile home  
4 located thereon were appraised as of the date of decedent's  
5 death, May 4, 2000, at a value of Sixty-Eight Thousand Dollars  
6 (\$68,000). The sum offered, therefore, represents more than 100%  
7 of the fair market value of the property sold.  
8

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

13 Based upon these facts, the Court concludes that due notice  
14 was given, and no person objecting, and the Court having heard  
15 the evidence, read the papers, and considered the matter, and no  
16 additional bids having been made on the real property after  
17 inquiry by the Court,

18 NOW, THEREFORE, IT IS HEREBY ORDERED:

19 A. That the sale so made of the 1969 Cambridge mobile home  
20 (58' x 20'), Serial #S2261 and the real property located in  
21 Douglas County, State of Nevada, and more particularly described  
22 as follows, to-wit:

23  
24 Lot 25, as shown on the Official Map of KINGSLANE UNIT  
25 NO. 1 filed in the office of the County Recorder on  
26 December 26, 1968 in Book 64, Page 82, Document No.  
43243, Official Records of Douglas County, State of  
Nevada.

27 Assessor's Parcel No. 1220-04-111-027.

28 to JOHN C. BURNS and GAY ELLEN BURNS, husband and wife as joint

1 tenants with right of survivorship, for the sum of SIXTY-EIGHT  
2 THOUSAND AND NO/100 DOLLARS <sup>\$ 69,400.00</sup> (\$68,000.00) be and the same is  
3 hereby confirmed; that GARY F. JORDAN, Executor of the estate of  
4 MARJORIE FRANCIS JORDAN also known as MARJORIE F. JORDAN,  
5 deceased, is hereby authorized and directed to execute  
6 appropriate conveyances in favor of the purchaser, to be  
7 delivered through escrow, and then to deposit the estate's  
8 proceeds in an estate account pending further order of this  
9 Court.

10 B. That First American Title Company of Nevada is  
11 authorized and directed to pay from the sale proceeds at close of  
12 escrow the agreed fees and costs of seller associated with the  
13 closing of escrow, including real estate commissions.

14 C. That First American Title Company of Nevada is  
15 authorized and directed to make the check for the net proceeds of  
16 this sale payable to GARY F. JORDAN AS EXECUTOR OF THE ESTATE OF  
17 MARJORIE FRANCIS JORDAN.

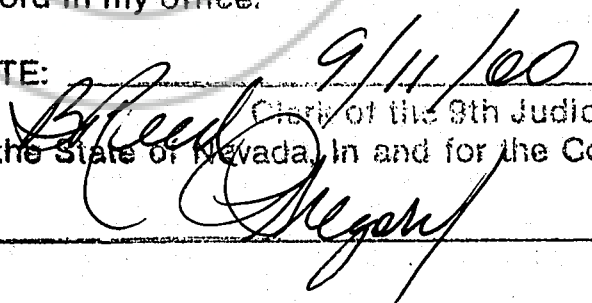
18 DONE IN OPEN COURT this 11 day of September, 2000.

19  
20   
21 DISTRICT JUDGE

22  
23  
24 **CERTIFIED COPY**

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

28 DATE: 9/11/00

  
Clerk of the 8th Judicial District Court  
of the State of Nevada, In and for the County of Douglas,

By Meghan

Deputy

3

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 SEP 11 PM 3:23

LINDA SLATER  
RECORDER

0499157  
\$ 9.00 PAID AL DEPUTY

BK0900PG1402

Sheerin, Walsh  
& Keele  
1692 County Road  
Minden, NV 89423

Phone: 782-9781  
or 882-6269  
FAX: 782-2970