

FILED

1 Case No. 00PB0068

NO. _____

2 Dept. II

'00 DEC 18 P1:52

BARBARA REED
CLERK

B. WILLIAMS PURTY

3
4
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 OF
10 CHARLES HERBERT YOUNG, JR.,
11 Deceased.

**ORDER CONFIRMING SALE OF
REAL PROPERTY**

12
13
14 THIS MATTER COMES before the Court upon the Verified Petition
15 for Confirmation of Sale of Real Property brought by the Administrator
16 of the Estate of Charles Herbert Young, Deceased, for the confirmation
17 of the sale of a parcel of real property located at 158 Laura Drive,
18 Stateline, Douglas County, State of Nevada, and came on regularly for
19 hearing on December 18, 2000. In attendance at the hearing were the
20 Administrator and Kelly R. Chase, attorney for Administrator. No other
21 persons appeared to bid for purchase of the property.

22 The sale for which approval and confirmation was requested was
23 to Larry Friese. The sales price of the real property was the sum of
24 Two Hundred Five Thousand Dollars (\$205,000), all of which was to be
25 payable in cash at the close of escrow. On proof duly made to the
26 satisfaction of the Court, the Court now finds the following:

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

0506312

BK0101PG0939

1 2. A Notice of Sale was published in the manner required by
2 NRS 148.220. An Affidavit of Publication was filed with the Court.

3 3. The purchase price offered for the real property has been
4 consented to by the heirs and purported devisees of the Decedent without
5 appraisal pursuant to NRS 148.260(2), which such consents have been
6 filed previously with the Clerk of the Court.

7 4. Proceeds of the sale will be used to fully pay the
8 existing deed of trust on the Real Property in favor of RELIASTAR
9 MORTGAGE CORPORATION, as the assignee of the beneficiary of a deed of
10 trust secured by the Real Property.

11 5. The purchase is on an "AS IS" basis;

12 6. The cost of escrow will be split 50%/50% by the Estate
13 and Buyer;

14 7. The owner's policy of title insurance is to be split
15 50%/50% by the Estate and the Buyer;

16 8. The Estate will pay a real estate commission in the sum
17 of six percent (6%) of the total sales price.

18 9. The terms for the sale of the Real Property are reflected
19 in the Standard Residential Purchase Agreement, State of Nevada,
20 attached to the Petition for Confirmation of Sale of Real Property as
21 Exhibit A.

22 10. The Real Property sold is commonly described as 158
23 Laura, Stateline, Douglas County, Nevada. The legal description of the
24 Real Property is as follows:

25 Lot 13, in Block 2, as shown on the
26 Official Map of OLIVER PARK, filed
27 in the office of the County Recorder
28 of Douglas County, State of Nevada,
 on February 2, 1959, in Book 1 of
 Maps, as Document No. 14034.
 Douglas County **APN 07-111-130.**

1 The Real Property being sold includes all tenements, hereditaments, and
2 appurtenances of the Real Property, the rents, issues and profits
3 thereof, and all fixtures located on the property.

4 11. The Real Property was the personal residence of the
5 Decedent, who left no surviving spouse and no issue. Accordingly, the
6 sale is for the advantage, benefit and in the best interest of the
7 Estate and those interested therein.

8 12. The Real Property was not appraised, however the heirs
9 and purported devisees of the Decedent have consented to the sale
10 without an appraisal and filed such consents with the Court pursuant to
11 NRS 148.260(2). The purchase price of the Real Property exceeds the
12 assessed value of the Real Property for taxation.

13 The Court concludes that the sale was legally made and fairly
14 conducted; the sale complies with the requirements of NRS 148.260; that
15 the sale price is not disproportionate to the value of the property; and
16 it does not appear that a sum exceeding five percent (5%) or \$5,000 of
17 the sales price may be had.

18 Based on the foregoing, and good cause appearing,

19 IT IS HEREBY ORDERED that the sale to Larry Friese for the sale
20 price of Two Hundred Five Thousand Dollars (\$205,000), all payable in
21 cash, is ACCEPTED and CONFIRMED.

22 IT IS FURTHER ORDERED that the Petitioner shall complete the
23 sale in accordance with the terms described herein and as set forth in
24 the "Standard Residential Purchase Agreement, State of Nevada" dated
25 November 10, 2000, copies of which are attached to the Petition for
26 Confirmation of Sale of Real Property as Exhibit A.

27 IT IS FURTHER ORDERED that upon the close of escrow for sale,
28 the Petitioner shall execute and deliver to the Buyer a deed conveying

1 all of the right, title and interest of the Estate in the Real Property.

2 IT IS FURTHER ORDERED that the proceeds of sale payable to the
3 Estate shall be deposited by the Petitioner and Administrator into the
4 blocked account established for this Estate, subject to further order of
5 this Court.

6 DATED this 18 day of December, 2000.

7 *Michael P. [Signature]*

8 DISTRICT COURT JUDGE

12 SUBMITTED BY:

13 *[Signature]*

14 Kelly R. Chase
15 P.O. Box 2800
16 Minden NV 89423
17 (775) 782-3099
18 Attorney for Administrator
19 CAROL SABOL

23 **CERTIFIED COPY**

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

26 DATE: 12/19/00
27 *Breed* Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

28 By *J. Thaler* Deputy

SEAL

4
0506312

BK0101PG0942

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 JAN -5 AM 9:09

LINDA SLATER
RECORDER

\$18⁵⁰ PAID *Kg* DEPUTY