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Case No. 99PB118

Dept. No. II

'01 APR 16 P1:50

mail to:
Jerry Siebler, Guardian
1380 Slick Rd.
Wasington, NV 89444

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

IN THE MATTER OF THE
GUARDIANSHIP

OF
EILEEN MAE GOFORTH,
an Adult Ward.

ORDER APPROVING
PETITION FOR CONFIRMATION
OF SALE OF REAL PROPERTY

ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918

JERRY SIEBLER, Guardian of the Person and Estate of EILEEN MAE GOFORTH,
an adult ward, by and through his attorneys, ALLISON, MacKENZIE, HARTMAN,
SOUMBENIOTIS & RUSSELL, LTD., having filed his Petition for Confirmation of Sale of Real
Property, and a hearing thereon having been had in open Court, due notice of which was proved;
and no person objecting; and the Court having reviewed the evidence, read the papers, and
considered the matter; and it appearing:

I
ADULT WARD

That EILEEN MAE GOFORTH, an Adult ward, is the owner of certain real and
personal property located within the state of Nevada.

II
GUARDIAN

That the petitioner was duly appointed the Guardian of the Person and Estate of
EILEEN MAE GOFORTH, deceased, on February 14, 2001, having qualified on the same date, and
is still acting in such capacity.

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III

REAL PROPERTY DESCRIPTION

That included in the assets of the estate is the fee interest in and to certain real property, and that certain mobile home located on the real property, located in Douglas County, state of Nevada, commonly known as 1380 Sandstone Drive (Topaz Ranch Estates), being Assessor's Parcel Number 37-381-030, and more particularly described as follows:

Lot 42, in Block "R", as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the Recorder of Douglas County, Nevada.

IV

COMPARATIVE MARKET ANALYSIS

That realtor PAIGE SHAW has prepared a comparative market analysis of the real property and mobile home located thereon which is attached to the Petition as Exhibit "A" and incorporated therein by reference. That the comparative market analysis reflects that similar properties have recently sold within the range of \$57,000.00 to \$66,500.00.

V

INTEREST OF GUARDIANSHIP ESTATE

That the Guardian has determined that it is in the best interest of the proposed ward and the guardianship estate to sell the above-described real property, together with the mobile home located thereon, since EILEEN MAE GOFORTH, and adult ward, will not be able to return to live in her home. The funds from this sale are needed and will be used to continue to provide for the care of EILEEN MAE GOFORTH, an adult ward.

VI

PURCHASER/TERMS

That the Guardian has obtained a purchaser for the entire parcel of real property, and mobile home located thereon, for a gross cash sale price of Seventy Thousand and No/100 Dollars (\$70,000.00) cash. The purchaser and other terms of the sale are more particularly set forth in that certain Standard Residential Purchase Agreement, and addendums thereto, dated March 21, 2001, Addendum No. 1 dated March 23, 2001, and Addendum dated April 4, 2001, a copy being attached

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1 to the Petition as Exhibit "B" and incorporated therein by reference. The terms of said Agreement
2 include the following:

3 Purchaser: JOHN C. HOLTH and BETTE J. HOLTH (or their nominee)

4 Payment of purchase price: Earnest money deposit of One Thousand and No/100
5 Dollars (\$1,000.00), by check delivered to STEWART TITLE OF DOUGLAS COUNTY, and the
6 unpaid balance shall all be paid at close of escrow.

7 Division of fees, costs, commission, and net proceeds: A real estate commission is
8 to be paid from the sale proceeds in the amount of three percent (3%) of the gross sales price to
9 RE/MAX Realty Affiliates, the listing broker, and three percent (3%) of the gross sales price to
10 RE/MAX Realty Affiliates, the selling broker. Seller and Buyer shall each pay one-half (1/2) of an
11 owner's policy of title insurance, escrow fee, and transfer taxes. The subject real property,
12 improvements thereon, and that certain mobile home located on the real property, shall be taken "as
13 is" by the Buyer. Any other costs of escrow not specifically provided for in the Agreement shall be
14 divided according to customary practice in the state of Nevada.

15 VII

16 PUBLICATION OF NOTICE

17 That the petitioner requests that any statutory requirements for prior court approval
18 to execute a contract, publication of notice of the sale, and other mandates be waived except the
19 Notice of Hearing on Petition for Confirmation of Sale of Real Property being published in the
20 NEVADA APPEAL, a newspaper of daily publication and circulation in Douglas County, state of
21 Nevada, being three (3) publications, before the day of the sale.

22 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED,
23 as follows:

24 1. The Guardian is hereby authorized to complete the sale of the fee interest of
25 EILEEN MAE GOFORTH in the herein-described real property to JOHN C. HOLTH and BETTE
26 J. HOLTH (or their nominee) at a gross cash sale price of Seventy Thousand and No/100 Dollars
27 (\$70,000.00) in accordance with the offer as set forth in Exhibit "B" attached to the Petition, with
28 said real property, and that certain mobile home located on the real property, located in Douglas

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1. County, state of Nevada, commonly known as 1380 Sandstone Drive (Topaz Ranch Estates), being
2 Assessor's Parcel Number 37-381-030, and more particularly described as follows:

3 Lot 42, in Block "R", as shown on the map of TOPAZ RANCH
4 ESTATES UNIT NO. 4, filed in the office of the Recorder of
Douglas County, Nevada;

5 with improvements, including that certain Ramada mobile home, Serial No. 39535, located thereon.

6 2. That any and all statutory requirements for prior court approval to execute
7 a contract, publication of notice, and other mandates pertaining to the confirmation of sale of real
8 property from an estate are hereby waived, with the exception of Notice of Hearing on the Petition
9 for Confirmation of Sale of Real Property being published in the Nevada Appeal, a newspaper of
10 daily publication and circulation in Douglas County, state of Nevada, for three (3) publications,
11 before the day of the sale.

12 DONE IN OPEN COURT this 16 day of April, 2001.

[Handwritten Signature]
DISTRICT JUDGE

16 Respectfully Submitted By:
17 ALLISON, MacKENZIE, HARTMAN,
18 SOUMBENIOTIS & RUSSELL, LTD.
19 402 North Division Street
P.O. Box 646
Carson City, NV 89702

20 By: *[Handwritten Signature]*
21 AUDREY P. DAMONTE, ESQ.
22 Attorneys for Petitioner,
JERRY SIEBLER

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
record in my office.

27 DATE: 4/16/01 **SEAL**
[Handwritten Signature] Clerk of the 9th Judicial District Court
28 of the State of Nevada, in and for the County of Douglas,
By *[Handwritten Signature]* Deputy
C:\AD\WIP\M01GRFTH.ODR.WPD 4

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

2001 APR 17 AM 10:39

LINDA SLATER
RECORDER
\$16.00 PAID *[Signature]* DEPUTY

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