

FILED

1 Case No. 01-PB-002510

2 Dept. No. II '01 APR 30 P1:54

3 BARBARA REED
4 CLERK

5 BY LEBORNY DEPUTY

RECEIVED
APR 30 2001
DOUGLAS COUNTY
DISTRICT COURT CLERK

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

10 -of-

ORDER CONFIRMING SALE
OF REAL PROPERTY

11 SYLVIA DAVIES GOTTSHALL,

12 Deceased.

13
14 The Petition of MARK STEPHEN GOTTSHALL, Personal Representative of the Estate of
15 SYLVIA DAVIES GOTTSHALL, deceased, for Confirmation of Sale of Real Property having come
16 on regularly for hearing before this Court on the 30th day of April, 2001, the Court having examined
17 the Petition, and hearing evidence, finds:

- 18 1. That all of the allegations of said Petition are true.
- 19 2. That the sale was legally made and fairly conducted.
- 20 3. That said property was appraised within one year prior to said sale and that the sum
- 21 offered represented the fair market value of the property sold.
- 22 4. That the sales price of \$180,500 is not disproportionate to the value of the property
- 23 sold and it does not appear that a sum exceeding such sales price by at least five percent (5%) may
- 24 be obtained.

25 THEREFORE, IT IS ORDERED by the Court that the sale of the real property situated in
26 the County of Douglas, State of Nevada, located at 1735 Lavender Court, Minden, Nevada 89423,
27 A.P.N. 1320-29-214-023, more fully described as follows:

28 ///

0513657

BK0501PG1688

WHEN RECORDED MAIL TO:

MARK GOTTSHALL
1081 SO. PAPERFLOWER AVE
TUCSON, AZ 85748

ESCROW# 010100345

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Parcel 1:

Lot 12, as shown on the Official Plat of WINHAVEN, UNIT NO. 2, PHASE B, filed for record in the Office of the County Recorder, recorded September 14, 1998, in Book 990 of Official Records at Page 1935, Douglas County, Nevada, as Document No. 234655.

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records,

to GEORGE J. FROGNER and SONDR A FROGNER for the purchase price of \$180,500, as a part of an overall sale of said real property, be and the same is hereby confirmed; that the Personal Representative is hereby authorized and directed to pay taxes, customary closing costs and customary prorations incident to the sale of the real property. Upon receipt of the purchase price, MARK STEPHEN GOTTSHALL, Personal Representative, is directed to execute appropriate conveyances in favor of the purchaser.

Dated this 30th day of April, 2001.

DISTRICT JUDGE

Submitted by:

JAMES M. O'REILLY, ESQ.
Nevada State Bar Number 767
Attorney for the Estate
1492 Highway 395, Suite 106
Gardnerville, Nevada 89410
(775) 782-3647

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: 4/30/01

Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,
By
Deputy

SEAL

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 MAY -7 PM 3: 36

LINDA SLATER
RECORDER

\$ 8.00 PAID DEPUTY

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