

1 CASE NO. 01-PB0012

NO. _____

2 DEPT. NO. II

'01 JUL -9 P1:46

82.127-DB
84804D7D

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

BARBARA REED
CLERK

~~BY [Signature]~~ 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
DON LEE WIRTJES,
Deceased.

**ORDER CONFIRMING SALE
OF REAL PROPERTY**

This matter came on for hearing before the above entitled Court on the 9th day of July, 2001. The Executrix was present and represented by her attorney J. Thomas Susich, Esq., of the firm of Crowell, Susich, Owen & Tackes, LTD.

Based upon the information provided to the Court and the content of the file, it is hereby ORDERED, as follows:

1. The Court finds that Don Lee Wirtjes died testate on February 27, 2001.
2. The Estate includes real property situated at 2740 Gordon Avenue, Minden, NV, more particularly described as follows:

Situate in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 34, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:
Parcel B as shown on that certain Parcel Map for ROSA LEE KUENZI, filed in the office of the County Recorder of Douglas County, on August 31, 1989 in Book 889, Page 4627, as Document No. 20991.

Assessor's Parcel Number 21-170-59

3. Due and proper notice has been given to all persons entitled thereto.
4. The property was appraised by Brad H. Lencioni on or about April 5, 2001, in the amount of \$210,000.00. Said appraisers is duly qualified to conduct real estate appraisals and said appraisal is approved by the court.

0518497

BK0701PG3994

CROWELL, SUSICH, OWEN & TACKES, LTD.
A PROFESSIONAL LAW CORPORATION

(775) 882-1311
(775) 588-5448

POST OFFICE BOX 1000
CARSON CITY, NV 89702

1 5. The Executrix has determined that it is in the best interest of the estate to sell the above-
2 described real property.

3 6. The Executrix has entered into a Residential Purchase Agreement for the sale of said
4 property, subject to Court approval, at a cash sale price of Two Hundred Twenty Five Thousand
5 Dollars and No Cents (\$225,000.00). A copy of the proposed sale agreement has been attached
6 to the petition filed in this case and has been fully reviewed by the court.

7 7. Statutory requirements for prior Court approval to execute a contract for sale is waived.
8 Notice of Confirmation of Sale as to the real property has been published in the RECORD
9 COURIER, a newspaper of regular publication and general circulation in Douglas County,
10 Nevada, for two (2) weeks, being three (3) publications, one (1) week apart in accordance with
11 NRS 148.220.

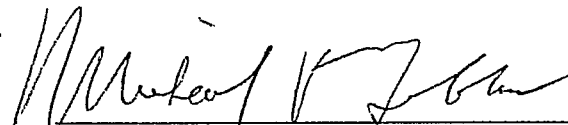
12 8. The court hereby confirms, ratifies and affirms the sale of the above described real
13 property from the above entitled Estate to Anthony B. Alves and Barbara A. Alves in accordance
14 with the purchase agreement attached to the Petition for Confirmation of Sale of Real Property
15 filed with this court on the 12th day of June, 2001.

16 9. The Executrix is hereby authorized by this Order to execute an Executor's Deed
17 conveying said property as ordered.

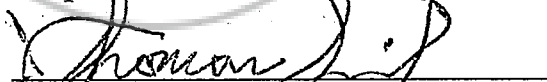
18 10. It is further Ordered that the personal property belonging to the Estate contained
19 within the sold premises be distributed by the Executrix in accordance with the decedent's Will
20 and/or pursuant to NRS 148.170.

21 11. The escrow agent and Executrix are further authorized to pay, from the proceeds of
22 sale, the seller's expenses of sale including, but no limited to, the commission owed to the real
23 estate agent or agents involved in the sale of this property.

24 Dated this 9 day of July, 2001.

25 
26 District Judge

27 Prepared and submitted by:

28 
J. Thomas Susich, Esq
Attorney for the Estate

0518497

BK0701PG3995

COPY

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: July 10, 2001

B. Reed Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy

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

2001 JUL 17 PM 3:36

LINDA SLATER
RECORDER

\$ 9.00 PAID KD DEPUTY

BK0701PG3996