


1 Case No. 01-PB-0032

2 Dept. No. I

NO _____
'01 OCT 15 A10:12

OCT 11 2001
DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA KNEED
CLERK
BY  DEPUTY

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

9 IN THE MATTER OF THE GUARDIANSHIP
10 OF THE PERSON AND ESTATE

11 -of-

12 JANET MAXINE HOYT,

13 Adult Ward.

ORDER CONFIRMING SALE
OF REAL PROPERTY

14 The Petition of JOY LYNN GREEN, Co-Guardian of the Person and Guardian of the Estate
15 of JANET MAXINE HOYT, an adult Ward, for Confirmation of Sale of Real Property and
16 Authorization to Make Gifts having come on regularly for hearing before this Court on the 9th day
17 of October, 2001, the Court having examined the Petition, and hearing evidence, finds:

- 18 1. That notice of this hearing has been given in the manner and form as prescribed by
- 19 law.
- 20 2. That all of the allegations of said Petition are true.
- 21 3. That the sale was legally made and fairly conducted.
- 22 4. That said property was appraised within one year prior to said sale and that the sum
- 23 offered represented the fair market value of the property sold.
- 24 5. That the purchase offer of BRUCE P. HANLON and JAN NICE P. HANLON was
- 25 withdrawn prior to the hearing on this matter.
- 26 6. That the Court proceeded to conduct the sale by opening the property for bid and an
- 27 offer in the amount of \$369,000 was received from DONALD F. WEGNER.
- 28 7. That the sales price of \$369,000 is not disproportionate to the value of the property


1 sold and it does not appear that a sum exceeding such sales price by at least five percent (5%) may
2 be obtained.

3 THEREFORE, IT IS ORDERED by the Court that the sale of the real property situated in
4 the County of Douglas, State of Nevada, located at 1168 Foothill Road, Gardnerville, Nevada,
5 A.P.N. 1219-10-001-019, more fully described as:

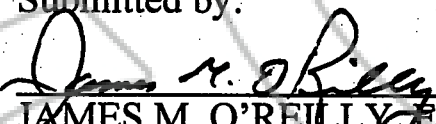
6 Lot 2, as shown on the official plat of CARY CREEK ESTATES,
7 filed for record in the Office of the County Recorder of Douglas
8 County, Nevada, on May 25, 1977, in Book 577, Page 1350, as
Document No. 09494,

9 to DONALD F. WEGNER for the purchase price of \$369,000, as a part of an overall sale of said real
10 property, be and the same is hereby confirmed; that the Petitioner is hereby authorized and directed
11 to pay taxes, customary closing costs and customary prorations incident to the sale of the real
12 property. This is a cash sale with DONALD F. WEGNER accepting the property "as is," and with
13 no contingencies. Upon receipt of the purchase price, JOY LYNN GREEN, as Guardian of the
14 Estate of JANET MAXINE HOYT, adult Ward, is directed to execute appropriate conveyances in
15 favor of the purchaser. Escrow is to close on or before October 17, 2001.

16 Dated this 15 day of October, 2001.



17 _____
18 DISTRICT JUDGE

19 Submitted by:

20 
21 JAMES M. O'REILLY, ESQ.
22 Nevada State Bar Number 767
23 Attorney for Petitioner
24 1492 Highway 395, Suite 106
Gardnerville, Nevada 89410
(775) 782-3647

25 CERTIFIED COPY

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


27 DATE: 10/15/01
28  Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

JAMES M. O'REILLY Deputy
3320 BUFFALO DR., STE. 200
LAS VEGAS, NV 89129
(702) 471-7517
1492 HIGHWAY 395, STE. 106
GARDNERVILLE, NV 89410
(775) 782-3647

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 OCT 25 PM 3: 38

LINDA SLATER
RECORDER

\$15⁰⁰ PAID  DEPUTY

0526304

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