

WHEN RECORDED MAIL TO:
STEWART TITLE OF DOUGLAS COUNTY
1650 N. LUCERNE
MINDEN, NV 89423
ESCROW# 010102866

FILED

NO _____

1 Case No. 01-PB-0032

2 Dept. No. I

'02 JAN 15 P1:09

RECEIVED
JAN 15 2002
DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA REED
CLERK
BY GREGORY DEPUTY

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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 GUARDIANSHIP**
10 **OF THE PERSON AND ESTATE**

11 -of-

ORDER CONFIRMING SALE
OF REAL PROPERTY

12 JANET MAXINE HOYT,

13 Adult Ward.

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 having come
16 on regularly for hearing before this Court on the 15th day of January, 2002, the Court having
17 examined 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 \$130,000 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 Ward's one-half (1/2)
26 interest in the real property situated in the County of Douglas, State of Nevada, located at 1638
27 Stephanie Way, Gardnerville, Douglas County, Nevada, A.P.N. 1420-26-401-018, more fully
28 described as:

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A portion of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 14 North, Range 20 East, M.D. B.&M.,

Commencing at the Southwest Corner of Section 26; thence North 89°57' East along the South line of said section 26, a distance of 709.33 feet to the true point of beginning; thence North 0°05' West, a distance of 570.68 feet to a point; thence North 89°57' East, a distance of 305.33 feet; thence South 0°05' East, a distance of 570.68 feet; thence South 89°57' West along the South line of Section 26, a distance of 305.33 feet to the true point of beginning.

to Edward G. Conrad and Cheryl J. Conrad for the purchase price of \$130,000, as a part of an overall sale of said real property, be and the same is hereby confirmed; that the Petitioner 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, JOY LYNN GREEN, as Guardian of the Estate of JANET MAXINE HOYT, adult Ward, is directed to execute appropriate conveyances in favor of the purchaser.

Dated this 15th day of January, 2002.

David R. Randall

DISTRICT JUDGE

Submitted by:

James M. O'Reilly
JAMES M. O'REILLY, ESQ.
Nevada State Bar Number 767
Attorney for Petitioner
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.

SEAL

DATE: 1/14/02
David R. Randall Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By *Deputy* Deputy

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 JAN 30 PM 3:40

LINDA SLATER
RECORDER

\$15⁰⁰ PAID *KS* DEPUTY

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