

APN
1420-08-310-017

FILED

CASE NO. 01-PB-0091

NO _____

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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

ORDER CONFIRMING SALE
OF REAL PROPERTY

LEROY WILLIAM SNAPP,

Deceased.

The Petition of Dale L. Sare, personal representative of the Estate of Leroy William Snapp, Deceased, for Verified Return of Sale and Petition for Confirmation of Sale having come on regularly for hearing before this Court on the 14th day of January 2002, the Court having examined the Petition and hearing the evidence, finds:

1. That notice of this hearing has been given in the manner and form as prescribed by law.
2. That all of the allegations of said Petition are true.
3. That the sale was legally made and fairly conducted.
4. That said property was verified as to value by the personal representative and primary beneficiary and that the sum offered represented the fair market value of the property sold.
5. That the purchase offer of Christine L. Carter and Craig L. Buchholtz for \$70,000 was withdrawn prior to this hearing due to the failure of contingency, however a subsequent offer to purchase hte property in the amount of \$70,000 has been made by Mike Bray, without contingency, and presented after opening the proceeding for bids.
6. That the sales price of \$70,000 is not disproportionate to the value of the property

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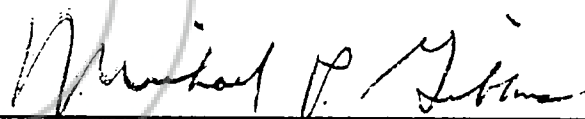
1 sold and it does not appear that a sum exceeding such sales price by at least five percent (5%)
2 may be obtained.

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 and known as 1001 Blue Ridge, Indian Hills, Douglas
5 County, more particularly described as follows:

6 All that certain lot, piece or parcel of land situate in the County of
7 Douglas, State of Nevada, described as follows: Lot 10, Block E, as shown on the
8 Map of the Sunridge Heights Pase II Subdivision, filed for record in the Office of
the County Recorder of Douglas County, State of Nevada, with Assessor's Parcel
Number 1420-08-310-017.

9 to Mike Bray for the purchase price of \$70,000, be and the same is hereby confirmed; that the
10 Petitioner is hereby authorized and directed to pay taxes, customary closing costs, the stated
11 commission of \$4,200, and customary prorations incident to the sale of the unimproved real
12 property. This is a cash sale with Mike Bray accepting the property "as is", and with no
13 contingencies. Upon receipt of the purchase price, Dale L. Sare, as personal representative of the
14 Estate of Leroy William Snapp, is directed to execute the appropriate conveyances in favor of
15 the purchaser. Escrow is to close within 45 days of the personal representative's acceptance of
16 the offer, or February 19, 2002.

17 DATED this 14th day of January, 2002.

18
19 
20 MICHAEL P. GIBBONS
21 DISTRICT COURT JUDGE

22 Submitted by:
23 KAREN L. WINTERS, ESQ.
24 Nevada Bar No. 3086
25 Law Office of Karen L. Winters
26 P.O. Box 1987
27 Minden, NV 89423
28 (775) 782-7933
Attorney for Personal Representative

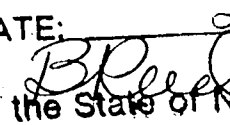
CERTIFIED COPY

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.

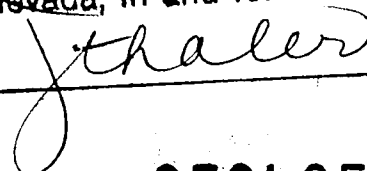
DATE:

2/8/02

SEAL


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

By



Deputy

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COPY

REQUESTED BY
MARQUIS TITLE & ESCROW
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DOUGLAS CO., NEVADA

2002 FEB -8 PM 3: 00

LINDA SLATER
RECORDER

\$16⁰⁰ PAID *KO* DEPUTY

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