

APN# 1319-10-111-022 Old 17-402-20
WHEN RECORDED MAIL TO:
STEWART TITLE CO. OF DOUGLAS COUNTY
1650 N. LUCERNE
MINDEN, NEVADA 89423 020106037

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CASE NO. 01-PB-0019
DEPARTMENT II

FILED
NO _____

'02 APR 15 P1:44

RECEIVED
APR 15 2002
DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA REED
CLERK
BY WILLIAMS DEPUTY

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

In Re the Estate of:

ORDER CONFIRMING SALE
OF REAL PROPERTY

MARK L. MICHELSEN,

Deceased.

The Verified Return of Sale and Petition for Confirmation of Sale of Real Property heretofore filed by GARY MICHELSEN, one of the Administrators of the above-entitled estate, came on regularly for hearing before the above-entitled Court this 15th day of April 2002, at the hour of 1:30 PM of said day. GARY MICHELSEN, and his counsel, JEFFREY K. RAHBECK, ESQ., were present in Court on behalf of the estate. No one appeared to bid on the property. The Court, after examining the Return and Petition, and having heard the evidence, finds that:

EXHIBIT "A"

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1 1. Notice of the Hearing on Return and Petition have been given in the
2 manner prescribed by law.

3 2. Petitioner has sold the real property hereinafter described to R.
4 CAMERON PADEGO and/or THE PADEGO 1996 TRUST, for the sum of
5 \$122,500.00 (ONE HUNDRED AND TWENTY-TWO THOUSAND, FIVE
6 HUNDRED DOLLARS).
7

8 3. The sale was legally made and fairly conducted. The sale complied
9 in all respects with applicable law.

10 4. The real property has been appraised within one (1) year of the sale,
11 and the sum offered is at least ninety percent (90%) of the appraised value, and is
12 not disproportionate to the value of the property sold.
13

14 5. The Administrator employed a broker to sell the real property, who
15 procured the purchaser for the property. The contract for the sale of real property
16 provides for a commission to be paid in the sum of ten percent (10%) of the selling
17 price, which sum is a reasonable amount to be paid and allowed as a commission.
18

19 6. The sale of the real property is in the best interests of the estate.

20 7. No one appeared and made a higher offer to purchase the real
21 property.

22 NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

23 1. The Court hereby confirms the sale of the estate's right, title and
24 interest in and to the hereinafter described real property.

25 2. Upon receipt of the purchase price as set forth in the Purchase
26 Agreement, less closing costs and real estate commissions, the Administrator is
27

28
0540928

1 authorized and directed to execute and deliver a Deed of conveyance to R.
2 CAMERON PADEGO and/or THE PADEGO 1998 TRUST.

3 3. The real property that is the subject matter of this Order is commonly
4 described as Lot 16, Unit #2, Phase 3 of Genoa Lakes Subdivision, Douglas
5 County, Nevada, APN 17-402-20.

6 4. A real estate commission in the sum of ten percent (10%) of the
7 selling price is allowed by the Court to be split between the brokers representing
8 the buyer and seller of the property.

9 5. Escrow charges shall be divided equally between buyer and seller.
10 Any transfer taxes are to be paid by seller.

11 6. The proceeds of sale from the real property are to be paid to GARY
12 MICHELSEN as Administrator of the estate of MARK L. MICHELSEN.


13 DATED: This 15 day of April, 2002.

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DISTRICT COURT JUDGE

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: April 15, 2002

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

BY  **SEAL** Deputy

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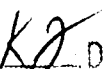
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REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 APR 29 PM 3: 12

LINDA SLATER
RECORDER

\$16⁰⁰ PAID  DEPUTY