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BARBARA REED
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BY ~~BARBARA REED~~ DEPUTY

1 CASE NO: 02-PB-0095

2 DEPT. NO: II

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5
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 Estate of
10 DONALD THOMAS LUCAS
11 Deceased.

ORDER CONFIRMING SALE OF REAL
PROPERTY AND DISTRIBUTION OF
PERSONAL PROPERTY

12
13 This matter came on for hearing before the above entitled Court on the 18th day of
14 November, 2002. Attorney for the Estate, Steven E. Tackes Esq., of the firm of Crowell, Susich,
15 Owen & Tackes, Ltd., was present

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

- 18 1. The Court finds that Donald Thomas Lucas died testate on August 27, 2002.
- 19 2. The Estate includes real property situated at 1740 Bougainvillea Drive, Douglas
20 County, Nevada, more particularly described as follows:

21 Lot 39, in Block C, as shown on the Official Plat of WINHAVEN UNIT NO. 2,
22 PHASE A, filed for record in the office of the County Recorder on September 14,
23 1990, in Book 990 of Official Records, at Page 1934, Douglas County, Nevada,
as Document No. 234654.
Assessor's Parcel Number 1320-29-213-023.

24 3. Due and proper notice has been given to all persons entitled thereto, with the execution
25 of a Waiver of Notice executed by all the heirs of the estate and previously filed herein.

26 4. The property was appraised by Barbara Morrison Appraisal Service on or about
27 September 17, 2002, in the amount of \$295,000.00. Said appraiser is duly qualified to conduct
28 real estate appraisals and said appraisal is approved by the court.

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BK 1102 PG 10681

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

3 6. The Executor 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 Eighty Nine Thousand
5 Dollars and No Cents (\$289,000.00). 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 Pursuant to NRS 148.220(2), all of the heirs of the estate have consented in writing to the sale of
9 said real property without publication.

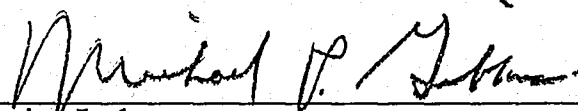
10 8. The court hereby confirms, ratifies and affirms the sale of the above described real
11 property from the above entitled Estate to Lois Bennett in accordance with the purchase
12 agreement attached to the Petition for Confirmation of Sale of Real Property filed with this court
13 on the 12th day of November, 2002.

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

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

19 11. The escrow agent and Executrix are further authorized to pay, from the proceeds of
20 sale any seller's expenses of sale.

21 Dated this 18 day of November, 2002.

22 
23 _____
District Judge

24 Prepared and submitted by:
25 _____
26 Steven E. Tackes, Esq.
27 Attorney for the Estate
28

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: Nov. 18, 2002

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

By [Signature]

SEAL

Deputy

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BK 1102 PG 10683

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 NOV 25 PM 3:40

LINDA SLATER
RECORDER

\$16⁰⁰ PAID [Signature] DEPUTY