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BARBARA REED  
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BY **B. PHENIX**  
DEPUTY

1 CASE NO. 02-PB-0062

2 DEPT. NO. I

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DEC 10 2002

DOUGLAS COUNTY  
DISTRICT COURT CLERK

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 JUANITA McCOY HUMPHREYS,  
11 also known as  
12 JUANITA M. HUMPHRYS,

13 Deceased.

**ORDER CONFIRMING SALE  
OF REAL PROPERTY**

14 The Return and Petition of ALAN D. HUMPHREYS, Personal Representative of the  
15 Estate of JUANITA M. HUMPHREYS, Deceased, for confirmation of the sale of the real  
16 property hereinafter described, having come on regularly for hearing before the Court on  
17 December 10, 2002, the Court after examining the verified Return and Petition and reviewing the  
18 evidence, finds as follows:

19 1. That the proposed buyer reflected in the previous Return of Sale and Petition for  
20 Confirmation was unable to produce the funds necessary to complete the sale and that, therefore,  
21 Order Confirming Sale of Real Property signed and filed on the 19<sup>th</sup> day of November, 2002 is  
22 null and void.

23 2. The due Notice of the Hearing of such Return and Petition has been given as required  
24 by law and that all of the allegations of said Petition are true.

25 3. That said sale was legally made and fairly conducted; that notice of the time, place and  
26 terms of the sale was given as prescribed by law.  
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1 4. That said property was appraised within one year of said sale and that the sum offered  
2 represented the fair market value of the property sold.

3 5. That said sale price is not disproportionate to the value of the property sold and it does  
4 not appear that a sum exceeding such sale price by at least Five Thousand and 00/100 Dollars  
5 (\$5,000.00) may be obtained.

6 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the sale so made of the  
7 real property described below to Frank R. Robinson, for the sum of ONE HUNDRED EIGHTY-  
8 SEVEN THOUSAND AND NO/100 DOLLARS (\$187,000.00), be, and the same is hereby  
9 confirmed; that the real property particularly described as follows:


10 The land referred to herein is situated in the State of Nevada, County of Douglas,  
11 described as follows:

12 Lot 26, Block O, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4,  
13 filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967,  
14 as Document No. 35914.

15 APN: 1220-15-410-037

16 IT IS FURTHER ORDERED that said Personal Representative of the Estate of  
17 JUANITA M. HUMPHREYS, Deceased, is hereby authorized and directed to pay the brokerage  
18 fees, and certain customary closing costs and prorations incident to such sale through a proper  
19 escrow established for such purposes, and upon receipt of purchase price aforesaid through such  
20 escrow, said Personal Representative is directed to execute appropriate conveyances in favor of  
21 said purchaser to be delivered through such escrow.

22 DATED: This 10 day of December, 2002.

23   
24 \_\_\_\_\_  
25 DISTRICT JUDGE  
26  
27  
28

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1 Submitted by:

2 Richard C. Blower, Esq.  
3 2235 Green Vista Drive  
4 Suite 309  
5 Sparks, Nevada 89431

6 By Richard C. Blower  
7 Richard C. Blower, Esq.  
8 Attorney for the Estate of  
9 JUANITA M. HUMPHREYS

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19 **CERTIFIED COPY**

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

23 DATE: December 18, 2002  
24 Clerk of the 9th Judicial District Court  
25 of the State of Nevada, In and for the County of Douglas,

26 By [Signature] Deputy

27 **SEAL**

28 REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER

\$16.00 PAID [Signature] DEPUTY

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