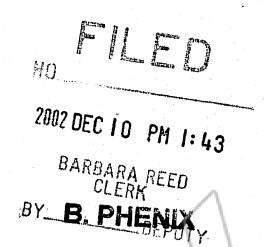
CASE NO. 02-PB-0062

DEPT. NO. I

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DEC 1 0 2002

DOUGLAS COUNTY DISTRICT COURT CLERK



## 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

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

Deceased.

ORDER CONFIRMING SALE OF REAL PROPERTY

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

- 1. That the proposed buyer reflected in the previous Return of Sale and Petition for Confirmation was unable to produce the funds necessary to complete the sale and that, therefore, Order Confirming Sale of Real Property signed and filed on the 19<sup>th</sup> day of November, 2002 is null and void.
- 2. The due Notice of the Hearing of such Return and Petition has been given as required by law and that all of the allegations of said Petition are true.
- 3. That said sale was legally made and fairly conducted; that notice of the time, place and terms of the sale was given as prescribed by law.

RK 1202PG 08279 

- 4. That said property was appraised within one year of said sale and that the sum offered represented the fair market value of the property sold.
- 5. That said sale price is not disproportionate to the value of the property sold and it does not appear that a sum exceeding such sale price by at least Five Thousand and 00/100 Dollars (\$5,000.00) may be obtained.

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

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

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

APN: 1220-15-410-037

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

DATED: This /O day of December, 2002.

**DISTRICT JUDGE** 

and R Con Ol

1	Submitted by:
2	Richard C. Blower, Esq. 2235 Green Vista Drive
3	Suite 309 Sparks, Nevada 89431
4	
5	By Michael Slower
6	Richard C. Blower, Esq. Attorney for the Estate of JUANITA M. HUMPHREYS
7	JUANITA M. HUMPHREYS
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19	CERTIFIED COPY
20	The document to which this cartificate is attached is a
21/	full, true and correct copy of the original on file and of record in my office.
22	DATE: Necessia 10, 2002
23	Clerk of the 9th Judicial District Court of the State of Neverta, In and for the County of Douglas,
24	By Deputy
25	SEAL WESTERN TITLE COMPANY INC
26	WESTERN TITLE COMPANY, INC. IN OFFICIAL RECORDS OF DOUGLAS COLNEYADA
27	2002 DEC 18 PM 1: 15
28	LINDA SLATER RECORDER
	0561239 SUPAIDBL DEPUTY
	BK 1202PG08281