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DOUGLAS COUNTY DISTRICT COURT CLERK

1 CASE NO. 02 PB-0106

NO _____

2 DEPARTMENT I

2002 NOV 12 PM 1:57

BARBARA REED
CLERK

BY GREGORY DEPUTY

3 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

4 IN AND FOR THE COUNTY OF DOUGLAS

5 In the Matter of the Estate of)
6)
7)
8 KATHERINE K. KERR, also known as)
9 KATHERINE KAYE KERR, also known as)
10 KATHY K. KERR,)
11)
12 Deceased.)

13 ORDER CONFIRMING SALE OF REAL PROPERTY

14 The return and petition of FRANK W. KERR, administrator of
15 the Estate of KATHERINE K. KERR, deceased, for confirmation of
16 sale of the real property hereinafter described, having come on
17 regularly for hearing before this Court on the 12th day of
18 November, 2002, the Court after examining the verified return
19 and petition, and hearing the evidence, finds:

20 1. That due notice of the hearing of such return and
21 petition has been given as required by law and that all of the
22 allegations of said petition are true.

23 2. That said sale was legally made and fairly conducted;
24 that notice of the time, place, and terms of the sale was given
25 as prescribed by law.

26 3. That it was not necessary to appraise the real because
27 all the devises and heirs waived the appraisal. That the sum

1 offered represented the fair market value of the property sold.

2 4. That the sale price is not disproportionate to the
3 value of the property sold and it does not appear that a sum
4 exceeding such sale price by at least ten percent (10%) may be
5 obtained.

6 IT IS THEREFORE ORDERED that the sale so made of the real
7 property described below to DEBRA L. DeVENZIO for the sum of
8 one hundred and eighty-seven thousand nine hundred dollars
9 (\$187,900), with the buyer paying the estate all cash, be and
10 the same is hereby confirmed; that particular description of
11 said property is a single family residence located at 1357
12 Victoria Drive, Gardnerville Ranchos area of Douglas County,
13 Nevada, APN: 1220-21-810-184 and is more particularly described
14 as follows:

15 LOT 325, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT
16 NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
17 DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974 IN BOOK 374,
18 PAGE 678 AS FILE NO. 72456.

19 IT IS FURTHER ORDERED that said Administrator of the
20 Estate of KATHERINE K. KERR, deceased, is hereby authorized to
21 pay a title insurance premium, real property transfer tax and
22 one half (½) customary closing costs and prorations incident to
23 such sale through a proper escrow established for such
24 purposes, and upon receipt of the purchase price aforesaid
25 through such escrow said Administrator is directed to execute

26 ////

27 ////

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1 appropriate conveyances in favor of said purchaser to be
2 delivered through such escrow.

4 DATED this 18 day of November, 2002.

7 James R. Rasmussen
8 DISTRICT JUDGE

10 Robert M. Henderson, Esq.
11 State Bar No. 001605
12 ROLLSTON, HENDERSON, RASMUSSEN & CRABB
13 591 Tahoe Keys Boulevard, Ste D8
14 South Lake Tahoe, CA 96150
15 530/544-1785
16 Attorney for Petitioner

22 **CERTIFIED COPY**

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

25 DATE: 11/12/02
Clerk of the 9th Judicial District Court
26 of the State of Nevada, in and for the County of Douglas,
27 By [Signature] **SEAL** Deputy

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

2002 DEC 26 PM 3: 30

LINDA SLATER
RECORDER

\$16⁵⁰ PAID KJ DEPUTY

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3
BK 1202 PG 11999