

Escrow No. 03090745  
030501024

APN# 1318-03-212-073

**Recording Requested By**

Name Stewart Title Carson City

Address 111 W. Proctor Street

City/State/Zip Carson City, Nevada 89703

ORDER CONFIRMING SALE OF REAL PROPERTY

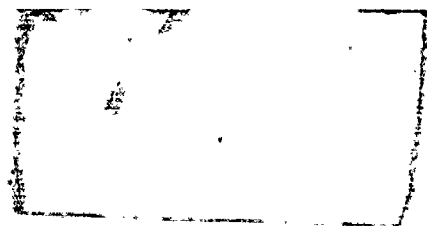
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This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

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1 CASE NO. 03 PB-0028

2 DEPARTMENT II

**RECEIVED**

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3 **APR 14 2003**

BARBARA REED  
CLERK

4 DOUGLAS COUNTY  
DISTRICT COURT CLERK

BY **B. PHENIX** DEPUTY

5 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

6 **IN AND FOR THE COUNTY OF DOUGLAS**

7 **In the Matter of the Estate of )**

8 **VERLAN MILTON STAPP, also known as )**  
9 **VERLAN M. STAPP, )**

10 **Deceased. )**

11 **ORDER CONFIRMING SALE OF REAL PROPERTY**

12 The return and petition of JOSEPH W. TILLSON, Special  
13 Administrator of the Estate of VERLAN MILTON STAPP, deceased, for  
14 confirmation of sale of the real property hereinafter described,  
15 having come on regularly for hearing before this Court on the  
16 14th day of April, 2003, the Court after examining the verified  
17 return and petition, and hearing the evidence, finds:  
18

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

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 the real property was appraised for \$470,000. That  
27 the sum offered represented the fair market value of the property  
28 sold.

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

4           IT IS THEREFORE ORDERED that the sale so made of the real  
5 property described below to DAVID A. GUSTFASON for the sum of  
6 four hundred and eighty thousand dollars nine hundred (\$480,000),  
7 with the buyer paying the estate all cash, be and the same is  
8 hereby confirmed; that particular description of said real  
9 property is situated in the County of Douglas, State of Nevada  
10 and is described as a single family residence located at 150  
11 Willow Drive, Douglas County, Nevada, APN: 1318-03-212-073 more  
12 particularly described as follows:

13           Lot 173, as shown on the map of SKYLAND SUBDIVISION NO. 3,  
14           filed in the office of the County Recorder of Douglas  
15           County, Nevada, on February 24, 1960, as Document No. 15653.

16           IT IS FURTHER ORDERED that said Special Administrator of the  
17 Estate of VERLAN MILTON STAPP, deceased, is hereby authorized to  
18 pay a title insurance premium, real property transfer tax and one  
19 half (½) customary closing costs and prorations incident to such  
20 sale through a proper escrow established for such purposes, and  
21 upon receipt of the purchase price aforesaid through such escrow

22       ////

23       ////

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1 said Special Administrator is directed to execute appropriate  
2 conveyances in favor of said purchaser to be delivered through  
3 such escrow.

6 DATED this 14 day of April, 2003.

8 *Michael P. Johnson*  
9 \_\_\_\_\_  
10 DISTRICT JUDGE

12 Robert M. Henderson, Esq.  
13 State Bar No. 001605  
14 ROLLSTON, HENDERSON, RASMUSSEN & CRABB  
15 591 Tahoe Keys Boulevard, Ste D8  
16 South Lake Tahoe, CA 96150  
17 530/544-1785  
18 Attorney for Petitioner

20 **CERTIFIED COPY**

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

23 DATE: April 14, 2003  
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**

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3  
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REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
2003 APR 16 PM 3: 26  
WERNER CHRISTEN  
RECORDER  
\$17.<sup>00</sup> PAID KJ DEPUTY