FIRST AMERICAN TITLE CO.

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FIRST AMERICAN TITLE COMPANY

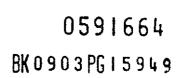
WERNER CHRISTEN RECORDER

18 PAID KY DEPUTY

Lynn EnEarl, Douglas County Administrator for the Estate of Dian Ruth Hogan P.O. Box 1284 Gardnerville, NV 89410

143-2099848-JJ

ORDER CONFIRMING SALE OF REAL PROPERTY
AND PAYMENT OF COSTS



Rowe & Hales 1638 Esmeralda Street Minden, NV 89423 (775) 782-8141

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CASE NO. 03-PB-0009 DEPT. NO. I

KEUEIVED SEP 2 3 2007 DOUGLASCOUNTY DISTRICT COURT CLERK 2003 SEP 23 PM 3: 07

BARBARA REED CLERN

BYB. Williams LEPUTY

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-

ORDER CONFIRMING SALE OF REAL PROPERTY AND PAYMENT OF COSTS

DIAN HOGAN,

Deceased.

THIS MATTER came on before the Court on the 23rd day of September, 2003, on the Verified Petition of the Douglas County Public Administrator for Confirmation of Sale of Real Property and Payment of Costs ("Petition"). The Petition was filed on September 8, 2003. Also filed on September 8, 2003, were the Notice of Hearing and Notice of Sale. The private sale was conducted at the same time as the Court conducted its hearing on the Petition.

In the Petition, the Public Administrator advised the Court that as a result of her efforts to market the property of the Decedent, she, through M. Scott Properties, Inc., had received an offer for \$79,000.00. The offer was made by Michael and Francine Barry. Petitioner requested the Court confirm the sale of the Decedent's property to the Mr. and Mrs. Barry.

Present in Court were the Public Administrator, together with her counsel, MICHAEL SMILEY ROWE, ESQ. of ROWE & HALES, LLP. Also present were Marleane Scott and Lori Hartline of M. Scott Properties,

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Rowe & Hales Attorneys At Law

Physical Address 1638 Esmeralda Street Minden, NV 89423 (775) 782-8141 Inc. Mr. and Mrs. Barry, along with their agent, Denny Cavnar of Beverly Realty, were also in attendance.

Based upon the Verified Petition, the Notice of Private Sale and the Notice of Hearing, all of which were filed on September 8, 2003, together with all previous pleadings filed in this estate, together with the representations made in open Court at the hearing on the Petition, the Court hereby finds and orders as follows:

- 1. The property which is the subject of this Order, the sale of which is hereby confirmed, is commonly known as 1230 Slate, Topaz Ranch Estates, Gardnerville, Douglas County, Nevada; Douglas County, Nevada Assessor's Parcel No. 1022-08-001-009 (hereinafter "the property").
- 2. The Petitioner advised the Court that no appraisal had been performed on the subject property. This property is in deplorable condition and the mobile home situated on the property may not have any value, including scrap value.
- 4. In her Petition, and in open Court, the Petitioner reported to the Court that there were certain terms of the sale which had been agreed upon by Mr. and Mrs. Barry. Those terms are:

Purchase price: \$ 79,000.00 Deposit: \$ 500.00 Title Company and Split 50/50;

Escrow costs: First American Title Co.; "Kathy"

Buyer's funding: All Cash

Offer is an "as is, court approved sale" Buyer to pay for all inspections desired.

At the date, time and place of the sale and hearing, present in Court were Mr. and Mrs. Barry, together with one other interested party. Pursuant to NRS 148.270, the Court accepted bids in an amount which meet or exceed the statutory requirement. At the conclusion of the bidding process, Sheryl L. Radcliff-Negrete emerged as the highest bidder for the property at \$110,000.00.

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Rowe & Hales Attorneys At Law

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Based upon the results of the bidding process, this Court 5. enters an order confirming the sale of the property to Sheryl L. Radcliff-Negrete, subject to the terms of the offering set forth hereinabove, together with the following conditions:

- On or before 5:00 p.m. on September 23, 2003, Sheryl L. Radcliff-Negrete will present sufficient evidence to the Public Administrator of her ability close the transaction.
- transaction shall close later Monday, This not than September 29, 2003, at 5:00 p.m.
- The Barry offer, submitted to the Court at the hearing in the amount of \$109,000.00, shall remain as a "back-up" Should Sheryl L. Radcliff-Negrete fail to meet any terms of the sale as noticed, orany of the conditions of the sale of the property to her, including closing escrow within five (5) days, then the property shall be sold to Mr. and Mrs. Barry pursuant to the terms and provisions of their offer and this Order.
- 5. The Public Administrator is authorized to execute such instruments as may be necessary to convey the Decedent's interest in the property to either Sheryl L. Radcliff-Negrete or to Mr. and Mrs. Barry.
- The Court hereby ratifies, confirms and approves of the 6. payment of a real estate commission to M. Scott Properties, Inc. of 7%, as is set forth in the Petition, the Exhibit to the Petition, and in the listing agreement which has been properly executed by the Public Administrator and M. Scott Properties, Inc.
- 7. ordered the Court is also by that the Public Administrator may, to the extent she is required to do so, pay such funds as are required by the terms of the sale which are set forth in 0591664

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the Petition and the Notice of Sale. For example, title company and escrow costs are to be shared 50/50. It is the order of the Court that the Public Administrator may pay any of the costs of the seller as such costs are set forth in the Petition and its Exhibit. 8. The Court hereby enters its order ratifying, confirming and approving of each, every and all of the actions taken by the Public Administrator in listing, and now selling, the Decedent's property. Further, the Court ratifies, confirms and approves of each and every of the terms of the purchase of the Decedent's property as set forth in the Notice of Sale and the Verified Petition for Confirmation of Sale of Real Property and Payment of Costs.

Dated this 25 day of September, 2003.

DAVID R. GAMBLE DISTRICT COURT JUDGE

ROWE & HALES, LLP

SMILEY ROWE, MICHAEL Nevada Bar Number 1374 1638 Esmeralda

> P.O. Box 2080 Minden, Nevada 89423

(775) 782-8141

Attorney for the Petitioner LYNN ENEARL, Douglas County Public Administrator

> SEAL 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.

the this Judicial District Court Nevace, in and for the County of Douglas,

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