

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

2003 OCT -8 PM 4:45

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID *Kg* DEPUTY

APN 1419-61-701-015

Recording Requested By:

Stewart Title of Douglas County

1650 N. Lucerne, Ste. 101

Minden, NV 89423

030703444

ORDER CONFIRMING SALE of REAL PROPERTY
(Title of Document)

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

This cover page must be typed.

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CASE NO. 03-PB0059

DEPT. NO. II

RECEIVED
DOUGLAS COUNTY
DISTRICT COURT CLERK

2003 OCT -6 PM 1:39
BARBARA NEED
CLERK
BY [Signature] DEPUTY

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

ELSIE KATHARINE JENNINGS,

Deceased.

**ORDER CONFIRMING
SALE OF REAL PROPERTY**

The Report of Sale and Petition of DAVID A. JENNINGS, Executor, for Confirmation of Sale of Real Property was duly filed herein and came on regularly for hearing before this Court on the 6th day of October, 2003. It appears to the Court, after examining the verified Report and Petition, and after hearing the evidence, that good cause exists therefor:

I
That due notice of the hearing of such Report and Petition was given as required by law and that all of the allegations of the petition are true;

II
That good reason existed for the sale, namely to liquidate an estate asset for a favorable sale price; that said sale was legally conducted and complied with the requirements of NRS 148.240; that notice of the time, place and terms of the sale was given as prescribed by law;

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III

That, according to the Appraisal on file herein, said property being appraised within one year prior to said sale, and that the sum offered represents the fair market value of the property sold;

IV

That the proposed sale price is not disproportionate to the value of the property sold and, since there is not another offer exceeding such sale price by at least \$5,000, NRS 148.270 requires the entry of an Order confirming the proposed sale and directing conveyances to be executed;

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. That the sale so made of the real property, commonly known as 800 Leon Bucks Way, Douglas County, Nevada, more particularly described as:

All that portion of the East Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 1, Township 14 North, Range 19 East, M.D.B. & M., described as follows:

COMMENCING at a found brass cap marking the Section corner common to Sections 1, 6, 7 and 12 in Township 14 North, Range 19 East, and 14 North, Range 20 East; thence along the East line of said Section 1, North 0°05'45" West a distance of 2,642.16 feet; thence South 89°23'30" West a distance of 417.12 feet to the True Point of Commencement; thence from the True Point of Commencement, continuing South 89°23'30" West a distance of 327.11 feet; thence South 0°05'45" East a distance of 176.00 feet; thence South 70°15'07" East a distance of 161.74 feet; thence along a curve to the right with a radius of 300.00 feet, a central angle of 58°15', an arc length of 305.00 feet to the True Point of Commencement.

Said Parcel also being shown as Parcel 5 of the Record of Survey filed in the office of the County Recorder of Douglas County on January 22, 1973 as Document No. 63803.

Assessor's Parcel No. 1419-01-701-015,

to MARY LINDA STILL, for the sum of TWO HUNDRED SIXTEEN THOUSAND THREE HUNDRED DOLLARS (\$216,300) be, and the same is hereby confirmed; and

That DAVID A. JENNINGS, Executor of the Estate of ELSIE KATHARINE JENNINGS, deceased, is hereby authorized and directed to execute appropriate

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conveyances in favor of MARY LINDA STILL, to be delivered through escrow, with the real estate commission to M Scott Properties and any customary closing costs and/or prorations being deducted from the sale proceeds, and then to deposit the Estate's share of the sale proceeds in an estate account pending further order of this Court.

DONE IN OPEN COURT this 6th day of October, 2003.

M. Scott

DISTRICT COURT JUDGE

ORIGINAL

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.

DATE:

10/8/03

SEAL

Gregory Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By *Gregory* Deputy

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