

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

2004 MAR 18 PM 3:46

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID *Kg* DEPUTY

APN 1320-30-211-039
040700517

Recording Requested By:

Stewart Title of Douglas County

1650 N. Lucerne, Ste. 101

Minden, NV 89423

WHEN RECORDED MAIL TO:
STEWART TITLE OF DOUGLAS COUNTY
1650 N. LUCERNE #101
MINDEN, NV 89423

Order Confirming Sale
(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.

0607566
BK0304PG08577

1 Case No. 03-PB0033

2 Dept. No. I

2004 MAR -9 PM 1:45

RECEIVED
MAR 03 2004
DOUGLAS COUNTY
DISTRICT COURT CLERK

P. GREGORY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the Estate

10 of

**ORDER CONFIRMING SALE
OF REAL PROPERTY**

11 CLAUDIA ANN PENNY,

12 Deceased.

14 The verified Return of Sale of Real Property and Petition
15 for Approval and Confirmation of Sale of DOUGLAS JAMES PENNY,
16 Administrator of the Estate of CLAUDIA ANN PENNY, deceased, for real
17 property hereinafter described having come on regularly for hearing
18 before this court on the 9th day of March, 2004, the Court after
19 examining the verified return and petition, and hearing the evidence,
20 finds:

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

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

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1 3. That the real property was appraised within one year
2 prior to the sale and that the sum offered represented the fair market
3 value of the property sold.

4 4. That the sale is for the advantage, benefit and
5 interest of the estate and to liquidate assets to pay claims and other
6 costs to the estate; that the purchase price is not disproportionate
7 to the value of the property sold and it does not appear that a sum
8 exceeding such sale price by at least \$5,000 may be obtained.

9 IT IS THEREFORE ORDERED that the sale so made of the real
10 property described below to JOSEPH W. GIRDNER and BRANDI B. GIRDNER
11 for the total sum of Two Hundred Sixty-Six Thousand Dollars
12 (\$266,000), be, and the same is hereby confirmed; that Petitioner pay
13 to Assist 2 Sell a flat fee commission of Three Thousand Nine Hundred
14 Ninety-Five Dollars (\$3,995) and complete the sale in accordance with
15 the terms described in the Return of Sale; that a description of the
16 real property is as follows:

17 Lot 8, in Block H, as shown on the official map of WESTWOOD VILLAGE
18 UNIT NO. 1, filed for record in the office of the County Recorder of
19 Douglas County, Nevada, on October 5, 1979, in Book 1079, Page 440,
Document No. 37417, and Certificate of Amendment recorded July 14,
1980, in Book 780, Page 783.

20 APN 1320-30-211-039

21 IT IS FURTHER ORDERED that the administrator of this estate,
22 DOUGLAS JAMES PENNY, is hereby authorized and directed to execute and
23 deliver to the buyer a deed conveying all of the right, title, and
24 interest of the estate in the real property.

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DATED this 9 day of March, 2004.

David R. ...

DISTRICT JUDGE

Submitted by
EVAN BEAVERS & ASSOCIATES, P.C.

By: *EJ*
EVAN BEAVERS, ESQ.
Nevada State Bar No. 003399
1702 County Road, Ste. A3
Minden, Nevada 89423
Telephone: 775/782-5110
Attorney for Petitioner

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: 3/9/04

Shed Clerk of the 5th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By: *Shed* **SEAL** Deputy