

A.P.N. 1220-16-210-063

Recording Requested by:

FIRST AMERICAN TITLE COMPANY

When Recorded, Mail to:

Olaf Pieters
1277 Franklin Lane
Gardnerville, NV 89460

Escrow No. 143-2124418-JJ

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 MAR 19 PM 4:08

WERNER CHRISTEN
RECORDER

\$16⁵⁰ PAID *Kj* DEPUTY

STIPULATION AND ORDER RE: SALE OF PROPERTY AND
EARLY PAYOFF OF PLAN FROM SALE PROCEEDS

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BK0304PG09703

17 FEB 2004

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FILED AND ENTERED ON DOCKET

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US BANKRUPTCY COURT PATRICIA GRAY CLERK

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LAW OFFICES OF
JEFFREY E. HEATH, LTD.
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Nevada Bar # 005359
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Reno, NV 89501-1841
(775) 786-9600 - Telephone
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UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

IN RE:)	Case No. BK-00-32451-gwz
)	Chapter 7
OLAF PIETERS)	
and)	Hearing Date: N/A
GUADALUPE PIETERS)	Hearing Time: N/A
)	Time Required: N/A
Debtor(s).)	
	/)	

STIPULATION AND ORDER RE: SALE OF PROPERTY AND EARLY PAYOFF OF PLAN FROM SALE PROCEEDS

Debtors, OLAF & GUADALUPE PIETERS reside at 1277 FRANKLIN LANE, GARDNERVILLE, NEVADA 89410. Debtors filed for Chapter 13 on August 28, 2000 and had their plan of reorganization confirmed on January 23, 2001. Debtors claimed a homestead exemption in their primary residence located at the aforementioned address. Debtors now desire to sell this exempt property in order to pay off the entire remaining balance owed on their Plan including all allowed claims and administrative claims.

There is a sale pending in the amount of \$200,000.00. The identified buyer is Art Waller who is paying cash for the property. Countrywide Mortgage holds the first deed of trust and is owed approximately \$125,000.00. After closing costs, commissions, etc., the net proceeds from the sale of said exempt asset shall be used to pay off the remaining balance owed through the Chapter 13 Plan. This shall also satisfy the required turnover of the value of any tax refunds

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1 owed for tax years 2000, 2001, 2002 and 2003. Counsel for debtors asks that the fee of \$150.00
2 be allowed as an administrative claim in the preparation of this stipulation and order.

3 As all allowed claims will be satisfied at 100%, there is no need to set this matter for
4 hearing and Debtors may now complete the proposed sale of their exempt primary residence.

5 DATED this 12th day of March, 2004.

6
7
8 By: *Jeffrey E. Heath*
9 JEFFREY E. HEATH, ESQ.
10 BAR #005359

11 DATED this _____ day of March, 2004.

12
13 *William Van Meter*
14 William Van Meter
15 Chapter 13 Trustee

16 **ORDER**

17 IT IS SO ORDERED.

18 DATED this 18th day of March, 2004.

19
20 *Baron Goldwater*
21 UNITED STATES BANKRUPTCY JUDGE
22 *In Judge Ziv*

23 **SEAL**

24 I certify that this is a true copy:

25 Attest: *Jan [Signature]*
26 Deputy Clerk, Bankruptcy Court

27 0607750