

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 APR 19 PM 3:50

WERNER CHRISTEN
RECORDER

\$ 17⁰⁰ PAID KJ DEPUTY

APN# 1220-24-810-005

Recording Requested By

Name FIRST AMERICAN TITLE COMPANY

Address 1512 HWY395, SUITE 1

City/State/Zip GARDNERVILLE, NV 89410

2123155-MO

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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1 Case No. 03-PB0069

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2 Dept. II

BARBARA REED
CLERK

DOUGLAS COUNTY
DISTRICT COURT CLERK

BY P. GREGORY DEPUTY

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6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS
8

9 In the Matter of the Estate

10 of

ORDER CONFIRMING SALE
OF REAL PROPERTY

11 RICHARD SCHNEIDERMAN,

12 Deceased.
13 _____

14 The verified Return of Sale of Real Property and Petition
15 for Approval and Confirmation of Sale of Evan Beavers, Esq.,
16 Administrator of the Estate of Richard Schneiderman, deceased, for
17 real property hereinafter described, having come on regularly for
18 hearing before this court on the 12th day of April, 2004, the Court
19 after examining the verified return and petition, and hearing the
20 evidence, 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.

27 3. That the real property was appraised within one year
28 prior to the sale and that the sum offered represented the fair market

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1 value of the property sold.

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

7 IT IS THEREFORE ORDERED that the sale so made of the real
8 property described below to STEPHEN J. PETRANGELO and JULIE ANN
9 REVILLA for the total sum of Three Hundred Twenty-Seven Thousand
10 Dollars (\$327,000), be, and the same is hereby confirmed; that
11 Petitioner pay to RE/MAX Realty Affiliates a commission of Nineteen
12 Thousand Six Hundred Twenty Dollars (\$19,620) and complete the sale
13 in accordance with the terms described in the Return of Sale; that a
14 legal description of the real property located at 630 Mustang Lane,
15 Gardnerville, Nevada 89410 is as follows:

16 Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 24,
17 Township 12 North, Range 20 East, M.D.B. & M., described as follows:

18 COMMENCING at the centerline intersection of Palomino Lane and Mustang Lane,
19 as shown on the map of Ruhenstroth Ranchos, filed in the office of the County
20 Recorder of Douglas County, Nevada; thence West along the center line of
21 Palomino Lane 330.31 feet; thence South along the Easterly line of Lots 32
22 and 33, as shown on said map and the extension thereof a distance of 665.92
23 feet to the true point of beginning for the herein described parcel; thence
24 from the true point of beginning South 74°30' East a distance of 243.44 feet
25 to a point in the Westerly line of a roadway, thence along the Westerly line
26 of said roadway along a curve to the left having a radius of 300.0 feet,
27 through a central angle of 27'25" for an arc length of 143.55 feet; thence
28 leaving the Westerly line of said roadway South 78°05' West a distance of
235.21 feet; thence North a distance of 255.74 feet to the true point of
beginning.

Also known as Lot 5, as shown on the Unofficial Map of Thompson Acres
Subdivision.

A.P.N. 1220-24-810-005


IT IS FURTHER ORDERED that the administrator of this estate
is hereby authorized and directed to execute and deliver to the buyer

1 a deed conveying all of the right, title, and interest of the estate
2 in the real property.

3 DATED this 12 day of April, 2004.

4
5 
6 DISTRICT JUDGE

6 Submitted by
7 EVAN BEAVERS & ASSOCIATES, P.C.


8 By: 
9 EVAN BEAVERS, ESQ.
10 Nevada State Bar No. 003399
11 1702 County Road, Ste. A3
12 Minden, Nevada 89423
13 Telephone: 775/782-5110
14 Attorney & Administrator
15 Estate of Richard Schneiderman

23 **CERTIFIED COPY**

24 The document to which this certificate is attached is a
25 full, true and correct copy of the original on file and of
26 record in my office.



26 DATE: 4/12/04
27 Michael P. Quinn Clerk of the Court in Judicial District Court
28 of the State of Nevada, in and for the County of Douglas,

28 By:  Deputy

Deputy

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