

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

Assessor's Parcel No.: 1220-17-612-009

2004 SEP -9 PM 4:07

RPTT: \$ _____ or Exempt # _____

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID kg DEPUTY

Recording Requested by:

Marquis Title & Escrow, Inc.
1520 U.S. Highway 395 North
Gardnerville, NV 89410

Escrow Number: 247268

TITLE OF DOCUMENT: ORDER CONFIRMING SALE OF REAL PROPERTY

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1 CASE NO. 04-PB0079

2004 SEP -7 PM 1:33

SEP 07 2004

2 DEPT. NO. I

BARBARA REED
CLERK

DOUGLAS COUNTY
DISTRICT COURT CLERK

P. GREGORY DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the Guardianship of

10 MARY E. MILLS,

11 An Adult Ward.

13 ORDER CONFIRMING SALE OF REAL PROPERTY

14 The Return and Petition of KATHLEEN McDONALD, Guardian of MARY E. MILLS,
15 for confirmation of sale of the real property described, having come before the Court for
16 hearing on the 7th day of September, 2004, the Court after examining the verified return and
17 petition and hearing evidence finds:
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19 1. That due notice of the hearing of such return and petition has been given as required
20 by law and Court Order and that all of the allegations of such petition are true.
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22 2. That the sale was legally made and fairly conducted; that notice of the time, place
23 and terms of the sale was given as prescribed by law.
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25 3. That it is necessary that the real property described be sold in order that the proceeds
26 may be applied for Ms. Mills' care and for funds to pay for her future care and to pay
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guardianship fees and attorney's fees and costs and that it is for the advantage, benefit and best interest of the Ward, and those interested, that her interest in the real property be sold.

4. That the property was appraised within one year of the sale and that the sum offered represented the fair market value of the property sold.

5. That the sale price is not disproportionate to the value of the property sold and it does not appear that a sum exceeding such sale price by at least ten percent (10%) may be obtained.

IT IS THEREFORE ORDERED that the sale so made of the real property described below to Timothy J. Lietz and Dawn M. Lietz, husband and wife, for the sum of Four Hundred Forty-Five Thousand Dollars (\$445,000.00) be, and the same is confirmed; that a particular description of the property located at 1184 Sage Ocean Court, Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 117, Block B, as set forth on Final Map of Pleasantview, Phase 6 Map No. 1009-6, filed in the Office of the County Recorder of Douglas County, State of Nevada, on April 25, 1997, in Book 497, Page 4062 as Document No. 411306.

IT IS FURTHER ORDERED that the Guardian of the Ward are authorized and directed to pay a broker's commission in the amount of 6% of the sale price and to pay the usual and customary closing costs and prorations incident to the sale through a proper escrow established for such purposes, and upon receipt of the purchase price through escrow, the

1 Guardian are directed to execute appropriate conveyances in favor of the purchasers to be
2 delivered through escrow.

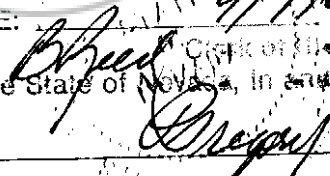
3
4 IT IS FURTHER ORDERED that fifty percent (50%) of the net proceeds of the sale
5 of the real property be sent to the Guardian for the benefit of the Ward.

6 DATED this 7 day of September, 2004.

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11 DISTRICT JUDGE



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

28 DATE: 9/7/04 **SEAL**
Clerk of the Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy
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