

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 OCT 28 PM 3: 34

WERNER CHRISTEN
RECORDER

\$ 17.00 PAID me DEPUTY

APN (portion) _____

Recording Requested By:

Stewart Title of Douglas County

1663 US Highway 395 N, Ste. 101

Minden, NV 89423

Order confirming Sale of
(Title of Document) real property

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

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CASE NO.: *06*-PB-0038

DEPT. NO: II

2004 OCT 19 PM 1:36

BARBARA E. ...
BY *[Signature]*

RECEIVED
OCT 19 2004
CLERK OF DISTRICT COURT

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:

NORMA FAHY YOUNG
Deceased.

ORDER CONFIRMING
SALE OF REAL PROPERTY

The Petition for Confirmation of Sale of Real Property of DORIS ELAINE YOUNG and PAULETTE YOUNG FERRANDO, the Petitioners/o-Executrixes of the Estate of NORMA FAHY YOUNG, deceased, having been duly filed herein, said petition came on regularly for hearing before this Court on the 18th day of October, 2004. It appearing to the Court, after examining the verified Pctition, and after hearing the evidence,

1. 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;
2. 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 148.020 through 270; that notice of the time, place and terms of the sale was given as prescribed by law;

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3. Said parcel of real property was appraised by PETER BOWIE as of the date of decedent's death at a value of THREE HUNDRED THIRTY THOUSAND DOLLARS (\$330,000.00). The sum offered, therefore, represents approximately ONE HUNDRED EIGHTEEN PERCENT (118%) of the fair market value of the property sold.

4. The sum offered, which is the proposed 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 \$5,000 may be obtained.

The Court concludes that due notice was given, and no person objecting, and the Court having heard the evidence, read the papers, and considered the matter, and no additional bids having been made on the real property after inquiry by the Court,

NOW , THEREFORE, IT IS HEREBY ORDERED:

A. That the sale so made of the real property commonly known as 1457 Tyndall Way, Douglas County, State of Nevada, more particularly described as follows, to-wit:

LOT 143, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, FILED IN THE COUNTY OF DOUGLAS, NEVADA ON NOVEMBER 4, 1970, AS DOCUMENT NO. 50056.

APN# 1220-22-110-083

to MARTIN LOPEZ, (vesting), for the sum of THREE EIGHTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$389,900.00), be and the same is hereby confirmed; that DORIS ELAINE YOUNG and PAULETTE YOUNG FERRANDO, the Petitioner/Co-Executrixes of the estate of NORMA FAHY YOUNG, deceased, is hereby authorized and directed to execute appropriate conveyances in favor of the purchaser, to be delivered through escrow, and then to deposit the estate's proceeds in an estate account pending further Order of this Court. The

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balance of the purchase price is to be deposited by the Buyer into escrow not later than THIRTY (30) days from the date of this hearing.

B. That STEWART TITLE COMPANY, Reno, Nevada (775) 823-6640 is authorized and directed to pay from the sale proceeds at close of escrow the customary fees or costs of seller associated with the closing of escrow, including real estate commission. The escrow account, already opened, is Escrow Account Number 040812211.

C. That STEWART TITLE COMPANY is directed to make the net proceeds check payable to the Estate of NORMA FAHY YOUNG, DECEASED, and deliver the check to PAULETTE YOUNG FERRANDO, Co-Executrix, who shall deposit those funds into a blocked estate account pending further order of this Court.

DONE IN OPEN COURT this 19 day of October, 2004.

Michael J. [Signature]
DISTRICT JUDGE

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.

SEAL

DATE: Oct. 28, 2004

B. Reed
of the State of Nevada, in and for the County of Douglas,

By *[Signature]* Deputy