

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 DEC 14 PM 3: 31

WERNER CHRISTEN  
RECORDER

\$ 17.00 PAID KJ DEPUTY

APN (portion) 1220-21-610-213

Recording Requested By:

**Stewart Title of Douglas County**

1663 US Highway 395 N, Ste. 101

Minden, NV 89423

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(Title of Document)

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. 04-PB-0080

Dept. II

FILED  
2004 DEC 13 PM 1:41

BARBARA REED  
CLERK  
BY GREGORY DEPUTY

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

FRANCES GOO LING,

Deceased.

ORDER CONFIRMING SALE

The Court has read and reviewed the *Petition for Confirmation of Sale*, filed by Special Administrators Audrey DeCosta and Gerald Ling; a hearing on this matter was held 13 December 2004, notice of which was proved.

GOOD CAUSE APPEARING, the Court finds

1. At the time of her death, Decedent was a resident of Hawaii. She owned only one piece of undeveloped real property in Douglas County at 704 Addler Road, Gardnerville, Nevada, APN 1220-21-610-213 (previously 29-191-07) ("the Property").

2. Petitioners were duly appointed Special Administrators of the Estate of Frances Goo Ling ("Decedent") by Order of this Court on 20 July 2004. The Order specifically authorized the sale of the Property.

3. Petitioners were also duly appointed Personal Representative of the Estate of Decedent by the Circuit Court of Hawaii; Letters Testamentary were issued on 22 July 2004.

4. That there are no creditors of the Estate of Decedent within the State of Nevada.

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1           5.       That on or about 01 November 2004, Petitioners entered into a contract for sale of  
2 the property to Ed Mason for the total selling price of \$120,000.00. **Exhibit B** ("the Sale  
3 Contract").

4           6.       The sale price reflects the fair market value, was obtained fairly and legally, and is  
5 not disproportionate to the real property sold.

6           7.       The listing and selling realtors engaged for the sale of this property are entitled to a  
7 total of eight percent (8%) commission, which amount is reasonable under current market rates  
8 and below the amount permitted by NRS 148.110(3)(a).

9           8.       Pursuant to NRS 148.080, no notice of this private sale is necessary as Petitioners  
10 have the power to sell any property of the Decedent's estate under Article B-2.2(a) of the  
11 Decedent's Will. The Nevada Letters of Special Administration expressly authorize Petitioners to  
12 sell the property.

13           9.       Legal notice of the *Petition for Confirmation of Sale* and hearing was given to all  
14 interested parties as required by law.

15           WHEREFORE, THE COURT ORDERS:

16           (1)       That the sale of 704 Addler Road, Gardnerville, Nevada, APN 1220-21-  
17 610-213, for \$120,000.00 to Ed Mason is approved and confirmed;

18           (2)       That Petitioners are authorized and directed to execute the appropriate legal  
19 documents that are necessary to convey the property to Mr. Mason;

20           (3)       Petitioners are authorized and directed to pay all costs and fees associated  
21 with the sale and transfer of the Property including the real estate commission in the amount of  
22 eight percent (8%) and the escrow fees as agreed to in the sales contract.

23           (4)       That, after the payment of costs and fees, Petitioners are to safeguard the  
24 proceeds of the sale and to transfer them into a probate account to be handled and distributed  
25 through the Hawaii probate.

26           DATED this 13 day of Dec, 2004

27           \_\_\_\_\_  
28           DISTRICT COURT JUDGE

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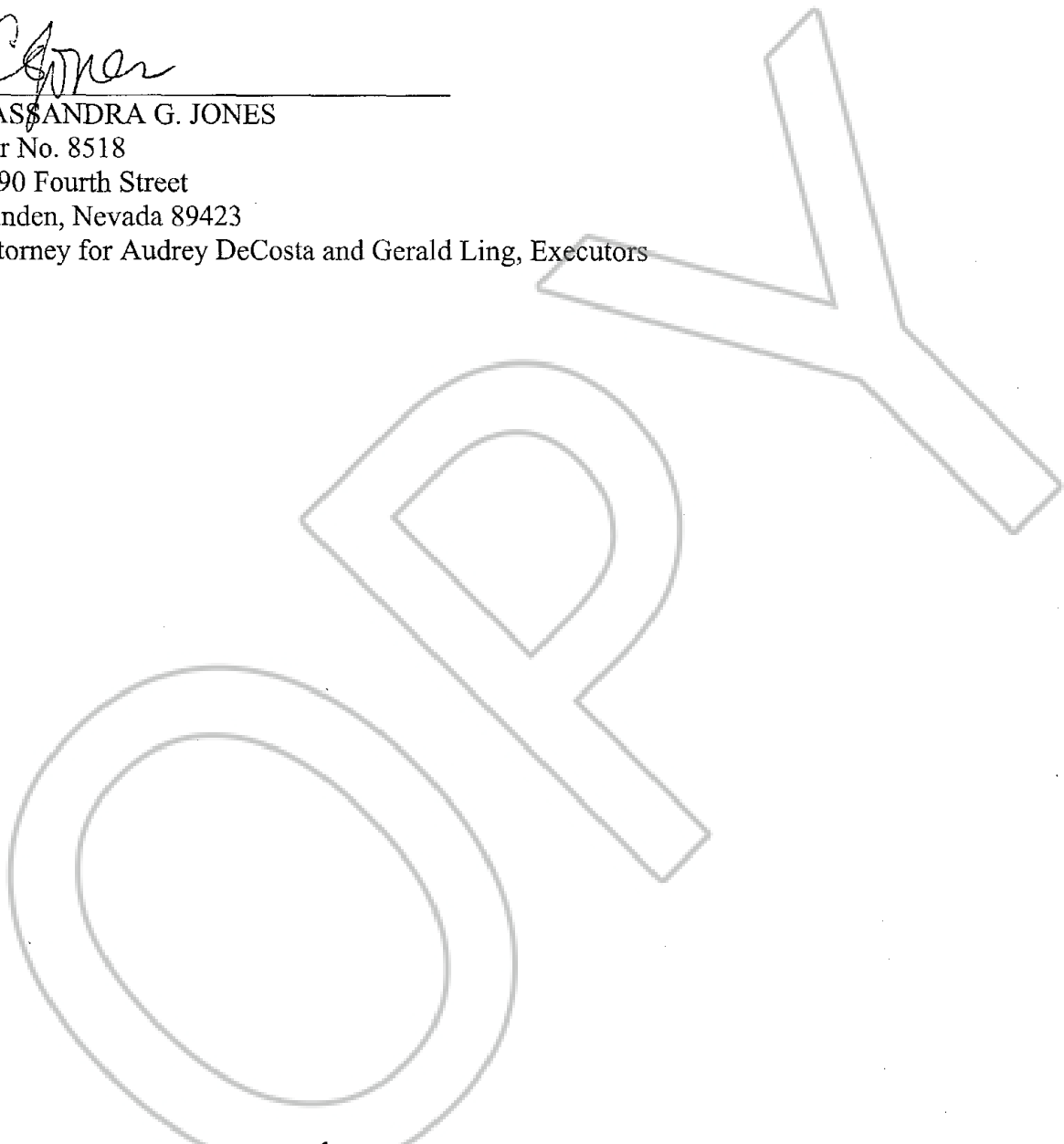
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By: *C Jones*

CASSANDRA G. JONES  
Bar No. 8518  
1590 Fourth Street  
Minden, Nevada 89423  
Attorney for Audrey DeCosta and Gerald Ling, Executors

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POST OFFICE BOX 2860  
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(775) 782-7171



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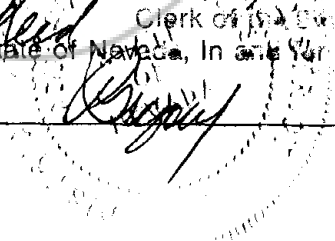
**CERTIFIED COPY**

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: 12/13/04

*David* Clerk of the Judicial District Court of the State of Nevada, In and for the County of Douglas,

By *Deputy* Deputy



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