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Page: 1 Of 6 Fee: 19.00
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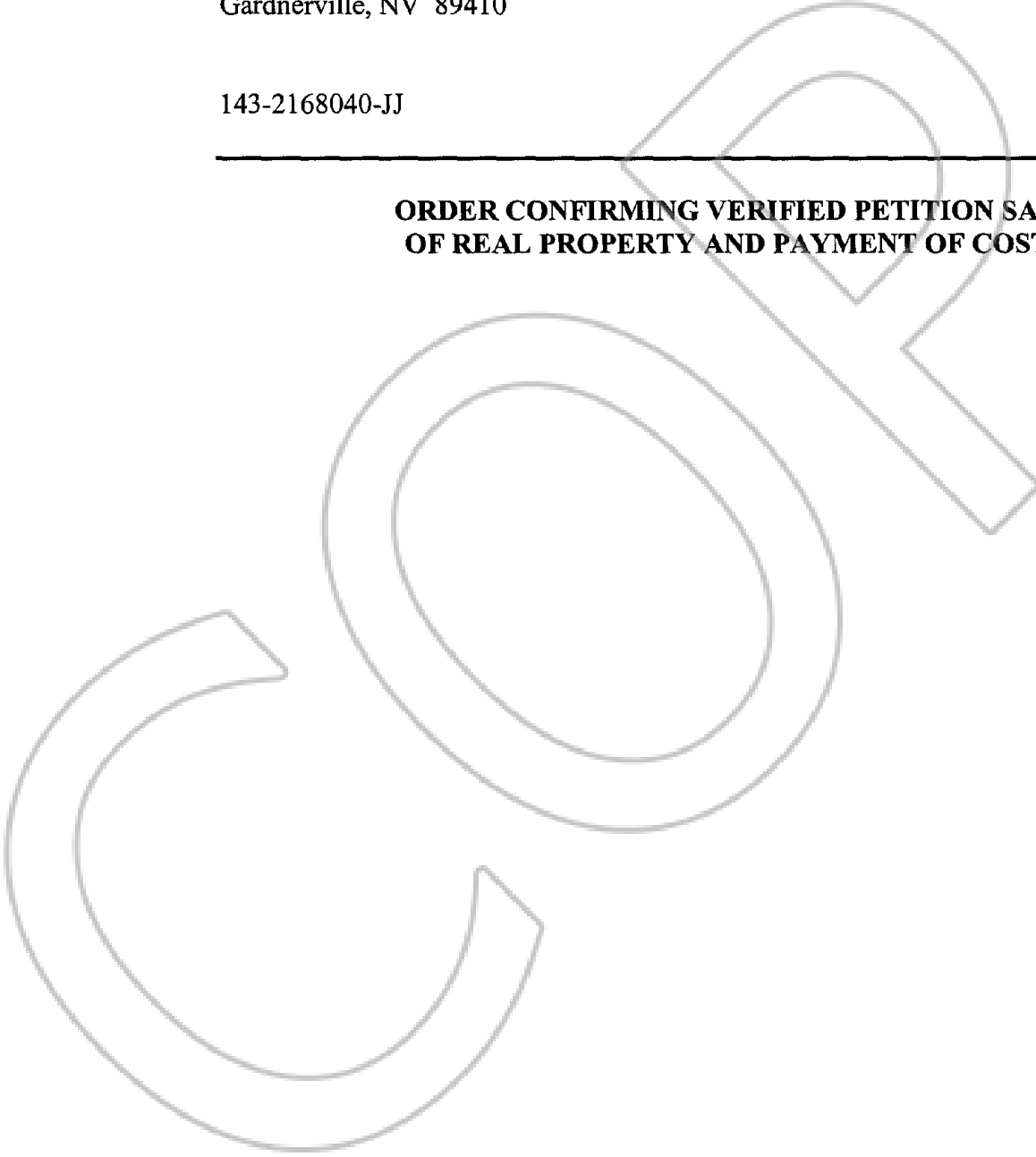


When Recorded, Mail to:

Lynn EnEarl, Douglas Co. Administrator
For the Estate of Bobby Dean Hall
P.O. Box 1284
Gardnerville, NV 89410

143-2168040-JJ

**ORDER CONFIRMING VERIFIED PETITION SALE
OF REAL PROPERTY AND PAYMENT OF COSTS**



TEZ
Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775)782-3685

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775)782-8141

1 CASE NO. 04-PB-0100
2 DEPT. NO. II

RECEIVED
JAN 24 2005
DOUGLAS COUNTY
DISTRICT COURT CLERK

FILED
2005 JAN 24 PM 3:14
BARBARA REED
CLERK
BY: THALER DEPUTY

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

9 In the Matter of the Estate
10 -of-
11 BOBBY DEAN HALL,
12 Deceased.

ORDER CONFIRMING VERIFIED
PETITION SALE OF REAL PROPERTY
AND PAYMENT OF COSTS

13
14 **THIS MATTER** was brought on before the Court on the 24th day of
15 January, 2005, on the Douglas County Public Administrator's Verified
16 Petition for Confirmation of Sale of Real Property and Payment of
17 Costs which was filed with the Court on December 21, 2004. Also
18 filed with this Court is a Notice of Sale which has been filed by the
19 Public Administrator advising that the real property and improvements
20 of the Decedent would be sold at the hour of 1:30 o'clock p.m. on
21 January 24, 2005. Notice of the hearing conducted on January 24,
22 2005, was also filed with the Court on December 21, 2004.

23
24 Present in Court were the Public Administrator, together with
25 her counsel MICHAEL SMILEY ROWE, ESQ. of ROWE & HALES, LLP. Based
26 upon the Verified Petition on file herein, all previous pleadings
27 filed in this estate, together with the representations made in open
28 Court at the hearing on the Petition, the Court hereby finds and

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Attorneys At Law

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(775) 782-8141

1 orders as follows:

2 1. The property which is the subject of this order, the sale
3 of which is hereby confirmed, is commonly known as 3970 Shale Drive,
4 Wellington, Nevada. This property has been assigned Douglas County,
5 Nevada Assessor's Parcel No. 1022-10-001-072 (hereinafter referred to
6 as "the property").

7 2. The Petitioner has advised the Court that no appraisal has
8 been performed on the subject property, however, the Public
9 Administrator has requested and received information regarding
10 comparable sales from M. Scott Properties, Inc., indicating a range
11 in value for this property.
12

13 3. Petitioner has represented to the Court, and the Court
14 accepts such representations as true, that the Deed recorded for this
15 property reflects title to the real property and improvements as
16 being vested in the Decedent, as a married man but as his sole and
17 separate property.

18 4. In her Petition, and in Exhibit "B" attached to the
19 Petition, Petitioner has set forth that, as a result of marketing
20 efforts, she has received one offer in the amount of ONE HUNDRED
21 EIGHTY THOUSAND DOLLARS (\$180,000.00), containing the following
22 terms:

23 Purchase price: \$180,000.00
24 Deposit: \$ 1,000.00
25 Title Company and Split 50/50;
26 Escrow costs: First American Title Co.; "Jackie"
27 Buyer's funding: All Cash
28 Offer is an "as is, court approved sale; no warranties"
Buyer to pay for all inspections desired
Close of Escrow within 24 hours of Court approval.

The offer is received from John and Donna Devitt.



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1 5. At the date, time and place of the sale and hearing,
2 present in Court were John and Donna Devitt.

3 6. This Court enters an order confirming the sale of the
4 property to John and Donna Devitt, subject to the terms of the
5 offering set forth hereinabove, together with the following
6 conditions:

- 7 • On or before 5:00 p.m. on January 25, 2005, John and Donna
8 Devitt will present sufficient evidence to the Public
9 Administrator of their ability to close the transaction.
10 • This transaction shall close not later than 5:00 p.m.,
11 January 25, 2005.

12 7. The Public Administrator has represented that she has
13 sent a Notice of Private Sale for publication in the Record Courier,
14 a newspaper of general circulation within Douglas County, Nevada.
15 The Administrator requested that the notice be published on December
16 29, 2004, January 5 and 12, 2005. An affidavit of publication has
17 not been received by the Public Administrator, however, the Court
18 accepts the representations of the Public Administrator that the
19 Notice of Sale has been properly published pursuant to NRS 148.220
20 and NRS 148.240. In Court, counsel for the Public Administrator
21 presented a copy of the Legal Ad Order Sheet issued by the Record
22 Courier confirming publication.

23 The Court concludes as a matter of law that due and proper
24 notice of the sale of the real property and the Court's hearing on
25 the Petition to confirm the sale of real property has been given as
26 required by law.

27 8. The Court concludes as a matter of law that it has
28 jurisdiction to confirm the sale of the property in view of



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1 Petitioner's compliance with all applicable statutes. The procedure
2 governing confirmation of this sale is set forth in NRS 148.260 and
3 NRS 148.270.

4 The Court concludes that the property valuation
5 information which has been received by the Public Administrator
6 satisfies the requirements of NRS 148.260.

7 The Court concludes and so finds that it is necessary for
8 the estate to sell the property of the Decedent, and that the estate
9 will realize an advantage, benefit and interest in having the sale
10 made. Good reason exists for the sale, the sale has been legally
11 made and fairly conducted, the sale complies in all respects with the
12 requirements of NRS 148.270, and the sum bid is not disproportionate
13 to the property value.
14

15 **IT IS HEREBY ORDERED** that the sale of the real property and
16 improvements owned by the Decedent to John and Donna Devitt in the
17 amount of ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00) be, and
18 the same is hereby, confirmed upon the following terms and
19 provisions:

20 Purchase price: \$ 180,000.00
21 Deposit: \$ 1,000.00
22 Title Company and Split 50/50;
Escrow costs: First American Title Co.; "Jackie"
23 Buyer's funding: All Cash
24 Offer is an "as is, court approved sale; no warranties"
Buyer to pay for all inspections desired.
25 Close of escrow on or before January 25, 2005, at 5:00
p.m.

26 **BE IT FURTHER ORDERED** that the request of the Public
27 Administrator that this Court approve of her payment of one-half of
28 the closing costs as set forth in the Petition, and that the Court

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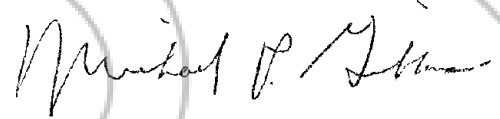
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approve of her payment of a real estate commission of 7% is granted.
It is the order of the Court that the Public Administrator may pay
the described share of closing costs and the real estate commissions.

BE IT FURTHER ORDERED that the Public Administrator may execute
such instruments of conveyance as are necessary to convey the
Decedent's rights, title and interest in and to the property, to John
and Donna Devitt for the offered sum of \$180,000.00 subject to the
terms and provisions of this Order.

Dated this 24th day of January, 2005.



MICHAEL P. GIBBONS
DISTRICT COURT JUDGE

ROWE & HALES, LLP



MICHAEL SMILEY ROWE, ESQ.
Nevada Bar Number 1374
1638 Esmeralda
P.O. Box 2080
Minden, Nevada 89423
(775) 782-8141
Attorney for the Petitioner
LYNN ENEARL, Douglas County
Public Administrator

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: Jan 25, 2005

Clerk of the 1st Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy

SEAL

