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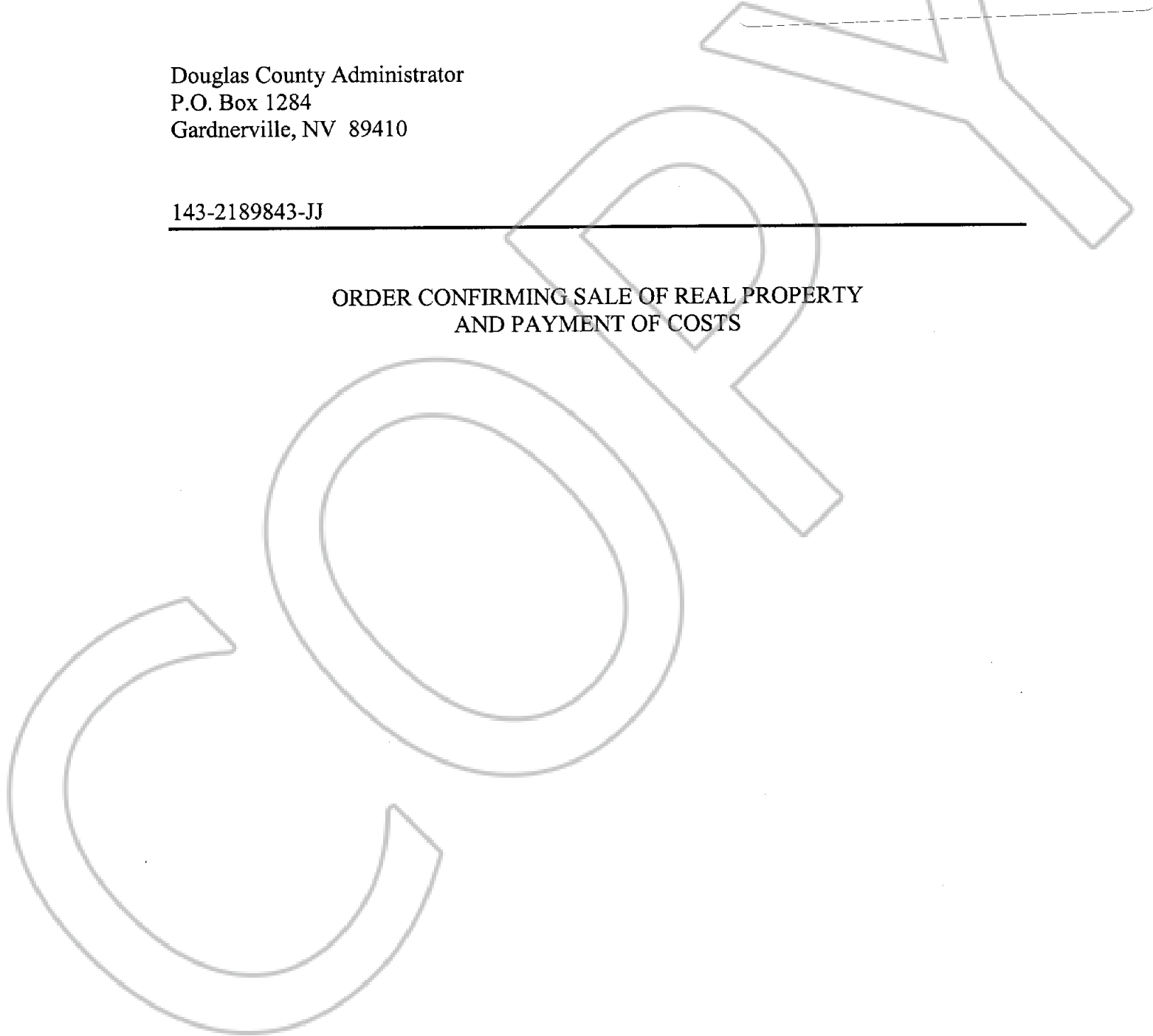
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Douglas County Administrator
P.O. Box 1284
Gardnerville, NV 89410

143-2189843-JJ

ORDER CONFIRMING SALE OF REAL PROPERTY
AND PAYMENT OF COSTS



FILED

1 CASE NO. 05-PB-0001

2 DEPT. NO. I

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BARBARA REED
CLERK

BY B. Williams DEPUTY

DOUGLAS COUNTY
DISTRICT COURT

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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 In the Matter of the
9 Guardianship

ORDER CONFIRMING SALE OF REAL
PROPERTY AND PAYMENT OF COSTS

10 of

11 ELEANOR COOP,

12 Adult Ward.

13
14 **THIS MATTER** came on before the Court on the 10th day of May,
15 2005, on the Verified Petition of the Douglas County Public
16 Administrator for Confirmation of Sale of Real Property and Payment of
17 Costs ("Petition"). The Petition was filed on April 20, 2005. Also
18 filed on April 20, 2005, were the Notice of Hearing and Notice of
19 Sale. The private sale was conducted at the same time as the Court
20 conducted its hearing on the Petition.

21 In the Petition, the Public Administrator advised the Court that
22 as a result of her efforts to market the property of the Ward, she,
23 through M. Scott Properties, Inc., had received an offer of
24 \$329,000.00. The offer was made by Christopher and Kathryn Campion.
25 Petitioner requested the Court confirm the sale of the Ward's property
26 to the Christopher and Kathryn Campion.

27 Present in Court were the Public Administrator, together with
28

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1 her counsel, MICHAEL SMILEY ROWE, ESQ. of ROWE & HALES, LLP. Also
2 present were Marleane Scott of M. Scott Properties, Inc., Brad Spires
3 of ReMax Realty Affiliates representing Christopher and Kathryn
4 Campion, and William Goldman, Trustee of the Goldman Family Trust
5 2001.

6 Based upon the Verified Petition, the Notice of Private Sale,
7 the Notice of Hearing, all of which were filed on April 20, 2005, all
8 previous pleadings filed in this estate, together with the
9 representations made in open Court at the hearing on the Petition, the
10 Court hereby finds and orders as follows:

11 1. The property which is the subject of this Order, the sale
12 of which is hereby confirmed, is commonly known as 3581 Silverado,
13 Carson City, Douglas County, Nevada; Douglas County, Nevada Assessor's
14 Parcel No. 1420-07-112-039 (hereinafter "the property").

15 2. The Petitioner advised the Court that no appraisal had been
16 performed on the subject property.

17 4. In her Petition, and in open Court, the Petitioner reported
18 to the Court that there were certain terms of the sale which had been
19 agreed upon by Christopher and Kathryn Campion. Those terms are:
20

21 Purchase price: \$329,000.00
22 Deposit: \$ 5,000.00
23 Title Company and Split 50/50;
Escrow costs: First American Title Co.; "Jackie"
24 Buyer's funding: All Cash
Offer is an "as is, court approved sale"
25 No warranties or guaranties
Buyer to pay for all inspections desired.
26 Close within 48 hours after Court confirmation.

27 5. At the date, time and place of the sale and hearing,
28 present in Court were Christopher and Kathryn Campion, together with

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1 several other interested parties. Pursuant to NRS 148.270, the Court
2 accepted bids in an amount which meet or exceed the statutory
3 requirement. At the conclusion of the bidding process, WILLIAM
4 GOLDMAN, Trustee of the Goldman Family Trust 2001 emerged as the
5 highest bidder for the property offering to pay \$338,000.00.

6 6. Based upon the results of the bidding process, this Court
7 enters an order confirming the sale of the property to WILLIAM GOLDMAN
8 as Trustee of the Goldman Family Trust 2001, subject to the terms of
9 the offering set forth hereinabove, together with the following
10 conditions:
11

- 12 • On or before 5:00 p.m. on May 10, 2005, WILLIAM GOLDMAN,
13 Trustee of the Goldman Family Trust 2001 will present
14 sufficient evidence to the Public Administrator of his
15 ability to close the transaction.
- 16 • This transaction shall close not later than Thursday, May
17 12, 2005, at 5:00 p.m.
- 18 • The Campion offer, submitted to the Court at the hearing in
19 the amount of \$336,000.00, shall remain as a "back-up"
20 offer. Should WILLIAM GOLDMAN, Trustee of the Goldman
21 Family Trust 2001, fail to meet any of the terms of the
22 sale as noticed, or any of the conditions of the sale of
23 the property to him, including closing escrow within 48
24 hours, then the property shall be sold to CHRISTOPHER and
25 KATHRYN CAMPION pursuant to the terms and provisions of
26 this Order. The Campions shall close escrow on or before
27 May 16, 2005 at 5:00 p.m.

21 7. The Public Administrator is authorized to execute such
22 instruments as may be necessary to convey the Ward's interest in the
23 property to either WILLIAM GOLDMAN Trustee of the Goldman Family Trust
24 2001 or to CHRISTOPHER and KATHRYN CAMPION.

25 8. The Court hereby ratifies, confirms and approves of the
26 Petitioner's payment of a 7% real estate commission.

27 9. It is also ordered by the Court that the Public
28



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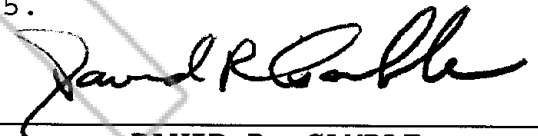
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1 Administrator may, to the extent she is required to do so, pay such
2 funds as are required by the terms of the sale which are set forth in
3 the Petition and the Notice of Sale. For example, title company and
4 escrow costs are to be shared 50/50. It is the order of the Court
5 that the Public Administrator may pay any of the costs of the seller
6 as such costs are set forth in the Petition and its Exhibit.


7
8 10. The Court hereby enters its order ratifying, confirming and
9 approving of each, every and all of the actions taken by the Public
10 Administrator in listing, and now selling, the Ward's property.
11 Further, the Court ratifies, confirms and approves of each and every
12 of the terms of the purchase of the Ward's property as set forth in
13 the Notice of Sale and the Verified Petition for Confirmation of Sale
14 of Real Property and Payment of Costs.

15 Dated this 10 day of May, 2005.



DAVID R. GAMBLE
DISTRICT COURT JUDGE

16
17
18
19 **ROWE & HALES, LLP**



MICHAEL SMILEY ROWE, ESQ.
Nevada Bar Number 1374
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20
21
22
23
24 The document to which this certificate is attached is a
25 true and correct copy of the original on file and of
26 LYNN ENEARL, Douglas County, Nevada, in and for the County of Douglas,
27 Public Administrator record in my office.

SEAL

CERTIFIED COPY

28
DATE: 11 May 10, 2005
B. Reed - Clerk of the District Court
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy

