

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 5 Fee: 18.00
BK-0905 PG-00112 RPTT: # 0



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)

This cover page must be typed.

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Case No. 04-PB-0003

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DOUGLAS COUNTY DISTRICT COURT CLERK

BARBARA KEENE
CLERK

BY George M. Keele ESQ.

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

**ORDER CONFIRMING SALE
OF REAL PROPERTY**

CAROL E. WEIDKAMP,

Deceased.

The Petition for Confirmation of Sale of Real Property of
GLEN N. LARSEN, Executor of the estate of CAROL E. WEIDKAMP,
deceased, having been duly filed herein, said petition came on
regularly for hearing before this Court on the 2nd day of
August, 2005. It appearing to the Court, after examining the
verified Petition, 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

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1 requirements of NRS 148.240; that notice of the time, place
2 and terms of the sale was given as prescribed by law;

3 3. Said parcel of real property was appraised by Kay
4 Mathews within one year prior to said sale at a value of Two
5 Hundred Fifty Thousand Dollars (\$250,000). The sum offered,
6 therefore, represents approximately 106% of the fair market
7 value of the property sold.

8 4. The sum offered, which is the proposed sale price,
9 is not disproportionate to the value of the property sold, and
10 it does not appear that a sum exceeding such sale price by at
11 least \$5,000 may be obtained.

12 The Court concludes that due notice was given, and no
13 person objecting, and the Court having heard the evidence,
14 read the papers, and considered the matter, and no additional
15 responsive bids having been made on the real property after
16 inquiry by the court,
17

18 NOW, THEREFORE, IT IS HEREBY ORDERED:

19 A. That the sale so made of the real property commonly
20 known as 1343 Ritter Drive, Gardnerville, Douglas County,
21 Nevada 89410, more particularly described as follows, to-wit:

22 All that real property situated in the City of
23 Gardnerville, County of Douglas, State of Nevada,
24 and more particularly described as:

25 LOT 13, Block C, as shown on the map of Gardnerville
26 Ranchos Unit No. 4, filed in the office of the
27 County Recorder of Douglas County, Nevada, on April
28 10, 1967, as Document No. 35914.

Assessor's Parcel No. 1220-16-710-098

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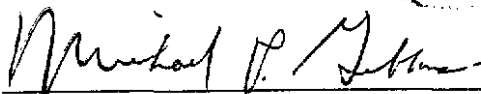


1 to JOSE A. MUNOZ, a married man, and BERTHA L. MUNOZ RIVERA, a
2 single woman, as joint tenants, for the sum of TWO HUNDRED
3 SIXTY-FIVE THOUSAND DOLLARS (\$265,000), be and the same is
4 hereby confirmed; that GLEN N. LARSEN, Executor of the estate
5 of CAROL E. WEIDKAMP, deceased, is hereby authorized and
6 directed to execute appropriate conveyances in favor of the
7 purchaser, to be delivered through escrow, and then to deposit
8 the estate's proceeds in an estate account pending further
9 order of this Court.

10 B. That Stewart Title of Douglas County is authorized
11 and directed to pay from the sale proceeds at close of escrow
12 any customary fees or costs of seller associated with the
13 closing of escrow, including the real estate commissions set
14 forth in the MUNOZ purchase agreement.

15 C. That Stewart Title of Douglas County is directed to
16 make the net proceeds check payable to GLEN N. LARSEN,
17 Executor of the Estate of CAROL E. WEIDKAMP, deceased, and
18 deliver the check to GLEN N. LARSEN, Executor, who shall
19 deposit those funds into a blocked estate account pending
20 further order of this Court.

21
22 DONE IN OPEN COURT this 2 day of August, 2005.

23
24 
25 _____
DISTRICT JUDGE

26 Submitted by:
27 George M. Keele, Esq.
Attorney for the Executor
28 Nevada Bar No. 1701

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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: August 2, 2005

B. Peel Clerk of the District Court
of the State of Nevada, in and for the County of Douglas.

By Stehgell Deputy