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ORDER NO.: DO-1050726-CE

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OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1105 PG- 2566 RPTT: 0.00



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Order Confirming Sale of Real Property (single family residence)

WHEN RECORDED MAIL TO:

James R. Hales, Atty.
P.O. Box 2080
Minden, NV 89423

1 CASE NO. 05-PB-0043

2 DEPT. NO. I

● FILED RECEIVED

OCT 11 2005
2005 OCT 11 PM 1:47 DOUGLAS COUNTY
DISTRICT COURT CLERK
BARBARA REED
CLERK
BY K. WILFERT DEPUTY

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 of:

10 BRIAN KENT BRUNS,

11
12 Deceased

ORDER CONFIRMING SALE OF
REAL PROPERTY (SINGLE FAMILY
RESIDENCE)

13
14 This matter came on for hearing this 11th day of October, 2005. Petitioner was present in court.
15 Having considered this matter, and all interested parties having had the opportunity to be heard, this
16 Court hereby finds and orders as follows:

17
18 1. Brian Bruns died intestate on the 20th day of April, 2005. This Court has appointed
19 Petitioner as the Personal Representative of the estate.

20 2. Petitioner has prepared and filed with this Court an Inventory, Appraisement and
21 Record of Value which shows the value of the single family residence owned by the estate and located
22 at 2710 Vicky Lane, Minden, Nevada, to be \$403,000.

23 3. The Decedent was survived by his father, Kenneth Bruns and his mother, Erma Bruns.
24 He had no wife and no children. Pursuant to NRS 134.050(3) the Decedent's estate goes one-half to his
25 father and one-half to his mother.

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1 4. The Decedent's mother and father live in Kansas. They are desirous of selling the real
2 property located in Nevada prior to the closing of the estate. Their consent to this Petition has been
3 filed with the Court.

4 5. This Court finds that because of the desire of the parents (and beneficiaries of the
5 estate) to have the Nevada real property sold if possible during the pendency of the estate, the
6 requirements of NRS 148.050 have been met because the sale of the property is in the "best interests
7 of the estate and any other interested person."
8

9 6. An offer has been made by Edward John Williams to purchase the real property located
10 at 2710 Vicky Lane, Minden, Nevada. The Personal Representative finds the offer is particularly
11 attractive in that it will be an all cash purchase. Additionally, the buyer has agreed to purchase the home
12 in an "AS IS" condition.
13

14 7. Petitioner retained as a listing agent Joan Zadny, an agent with Coldwell Banker Best
15 Sellers. Ms. Zadny represents the Petitioner exclusively. The Buyer, Mr. Williams, retained Katherine
16 Darlene Bardsley, also from Coldwell Banker Best Sellers as his agent. Ms. Bardsley represents only
17 Mr. Williams. Petitioner seeks the approval of this Court to pay a total of five percent (5%) of the sales
18 price as a commission to be split between the real estate agents in a manner agreeable to them.
19

20 8. No interested parties appeared at the hearing to bid on the property.

21 9. Notice of the sale has been given as required by law. Publication of the Notice of Sale
22 of Real Property and Notice of Hearing and Confirmation of Sale of Real Property occurred on
23 September 28, 2005, October 5, 2005 and October 7, 2005.
24

25 NOW THEREFORE, it is hereby ordered that the Petition to Confirm Sale of Real Property
26 is hereby granted, and the Personal Representative is authorized to sell the estate's interest in that

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certain real property located at 2710 Vicky Lane, Minden, Nevada, to Edward John Williams, on the terms and conditions set forth in the contract attached as Exhibit 1 to the petition.

Done in Open Court his 11th day of October, 2005.

David R. Gable
DISTRICT COURT JUDGE

COPY

SEAL

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: *October 11, 2005*
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By *Kristin Wilford* Deputy