

DOC # 0664447
12/27/2005 11:51 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:
WESTERN TITLE COMPANY INC

APN: 1320-02-001-099

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1205 PG-11853 RPTT: 0.00

Recording Requested By:

Name: WESTERN TITLE COMPANY

Street Address: 2310 S. CARSON STREET

City/St/ Zip: CARSON CITY, NV 89701



R.P.T.T. SN/A
28937561/91877-99

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

COVER SHEET

ORDER CONFIRMING SALE OF REAL PROPERTY
(SINGLE FAMILY RESIDENCE)

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 or legibly hand printed.

1 CASE NO. 05-PB-0043

2 DEPT. NO. I

RECEIVED

DEC 13 2005

DOUGLAS COUNTY
DISTRICT COURT CLERK

2005 DEC 13 PM 1:41

BARBARA REED
CLERK

K. WILFERT
BY _____ DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the estate of:

10 BRIAN KENT BRUNS,

11 Deceased

**ORDER CONFIRMING SALE OF
REAL PROPERTY (SINGLE FAMILY
RESIDENCE)**

12
13
14 This matter came on for hearing this 13th day of December, 2005. The Personal
15 Representative, James R. Hales, was in Court. Other individuals were present as noted on the minutes
16 of the Court.

17 This Court finds as follows:

18
19 1. Petitioner is the duly appointed Personal Representative of the Estate of Brian Bruns.
20 Certain real property located at 2571 Nye Lane in Minden, Nevada, is property of the Estate. This
21 property has been appraised at a value of \$482,000.

22 2. Petitioner died intestate. The beneficiaries of the Estate, Kenneth and Erma Bruns,
23 desire that the real property located in Nevada be sold prior to closing the estate. They have filed with
24 the Court their pleading approving this transaction. Thus, while there is no Will in place authorizing
25 the sale, this Court finds that good cause exists to sell the real property located at 2571 Nye Lane.

26
27 3. An offer was made by Robert Jackson to purchase the real property located at 2571 Nye
28 Lane, in Minden. Through negotiations between the parties, Mr. Jackson's wife, Barbara, was



1 substituted in as the purchaser, and the agreed upon purchase price was set at \$480,000. This amount
2 is \$2,000 less than the appraised value.

3 4. The Court finds that while the contract price is slightly lower than appraised value, the
4 amount below the appraisal is minimal and under current market conditions the amount seems fair and
5 proper. Further, the purchase price is appropriate inasmuch as this is a "as is" sale.

6 5. Petitioner retained as a listing agent, Joan Zadny, with Coldwell Banker, Best Sellers.
7 Mrs. Jackson retained Chick James from Realty Executives, Nevada's Choice. The commission is
8 appropriately paid to these agents. A total of 5% of the sales price of the commission is fair and
9 appropriate in this case and should be paid and divided by the agents in a manner agreeable to them.
10

11 6. No party appeared at the time of the hearing to submit additional bids on the property.

12 7. This matter was noticed as required by law.

13
14 NOW THEREFORE, it is hereby ordered that the Petition to Confirm the Sale of Real Property
15 filed on November 25, 2005 is hereby granted, and the Personal Representative is authorized to sell the
16 estate's interest in that certain real property located at 2571 Nye Lane, Minden, Nevada, to Barbara
17 Jackson, on the terms and conditions set forth in the contract attached as Exhibit 1 to the petition.
18

19 Done in Open Court his 13th day of December, 2005.

20
21 **CERTIFIED COPY**

22 The document to which this certificate is attached is a
23 full, true and correct copy of the original on file and of
24 record in my office.

25 DATE: December 13, 2005
26 B. Hood Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

27 By Kristen Wufert Deputy
28

David R. Cable
DISTRICT JUDGE

SEAL