

OFFICIAL RECORD

Requested By:
STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0306 PG- 0194 RPTT: 0.00



APN 1220-21-810-063

Recording Requested By:

Stewart Title of Douglas County

1663 US Highway 395 N., Ste. 101

Minden, NV 89423

060800170

**ORDER ON THE RETURN OF SALE OF
REAL PROPERTY AND CONFIRMATION
OF SALE**

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

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1 CASE NO. 05-PB-0079

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2 Dept. No. I

DOUGLAS COUNTY
DISTRICT COURT CLERK

BANK WILFERT CITY

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

8
9 IN THE MATTER OF THE ESTATE OF)
10 LUTHER J. MARTIN,)
11 Deceased.)

**ORDER ON THE RETURN OF SALE OF
REAL PROPERTY AND CONFIRMATION
OF SALE**

12
13 The verified Return Of Sale Of Real Property And Petition For Confirmation came
14 regularly for hearing this day. The Court finds that due notice of the time and place of the hearing
15 of said Return Of Sale Of Real Property And Petition For Confirmation has been given in the
16 manner and for the time required by law. That no person appeared to contest said return and
17 petition. The Court, after hearing the evidence and being fully advised in the premises finds that
18 all of the statements of the Return Of Sale Of Real Property And Petition For Confirmation, on file
19 herein, are true and correct.

20 1. It appears that an offer to purchase has been tendered by Diana Crawford Bell for the sum
21 of two hundred and ninety-seven thousand (\$297,000.00) dollars, for the purchase of that
22 real property commonly known as 638 Bluerock Road, Gardnerville, County of Douglas,
23 State of Nevada, and more particularly described as follows, to-wit:

24 LOT 28, as shown on the map of GARDNERVILLE RANCHOS UNIT
25 NO. 7, filed for record in the office of the County Recorder of Douglas
26 County, Nevada, on March 27, 1974, as Document No. 72456.

27 2. The fee simple of said property is in the name of Decedent as his sole and separate
28 property.



1 3. And it appearing that said offer is the highest and best bid received to purchase said real
2 property and should be confirmed; that the appraised value for said property is Three
3 Hundred And Thirty-Nine Thousand (\$339,000.00) Dollars, according to the appraisal of
4 Marilyn Vasey CRS, Licensed Nevada Real Estate Agent, of Coldwell Banker Itildo, Inc.;
5 that the sale herein confirmed was regularly made and fairly conducted and for a sum in
6 excess of eighty-seven (87%) percent of the appraised value of said real property; and it
7 appearing that purchaser Diana Crawford Bell is a responsible party whose bid complies
8 with all provisions of law and is not disproportionate to the value of the real property sold;
9 the Court accepts said offer and confirms said sale to Diana Crawford-Bell for a purchase
10 price of two hundred and ninety-seven thousand (\$297,000.00) dollars.

11 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the
12 Return Of Sale Of Real Property And Petition For Confirmation on file herein, are ratified,
13 confirmed and approved and the Court accepts the offer and high bid of Diana Crawford Bell in the
14 amount of two hundred and ninety-seven thousand (\$297,000.00) dollars.


15 IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the real property
16 located at 638 Bluerock Road, Gardnerville, County of Douglas, State of Nevada, and more
17 particularly described as follows, to-wit:

18 LOT 28, as shown on the map of GARDNERVILLE RANCHOS
19 UNIT NO. 7, filed for record in the office of the County Recorder
20 of Douglas County, Nevada, on March 27, 1974, as Document No.
21 72456., and more particularly described as follows, to-wit:

22 be sold for the sale price of two hundred and ninety-seven thousand (\$297,000.00) dollars, the
23 highest bid and best priced offered, to Diana Crawford Bell is hereby approved, confirmed and
24 approved.

25 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Executor, James P.

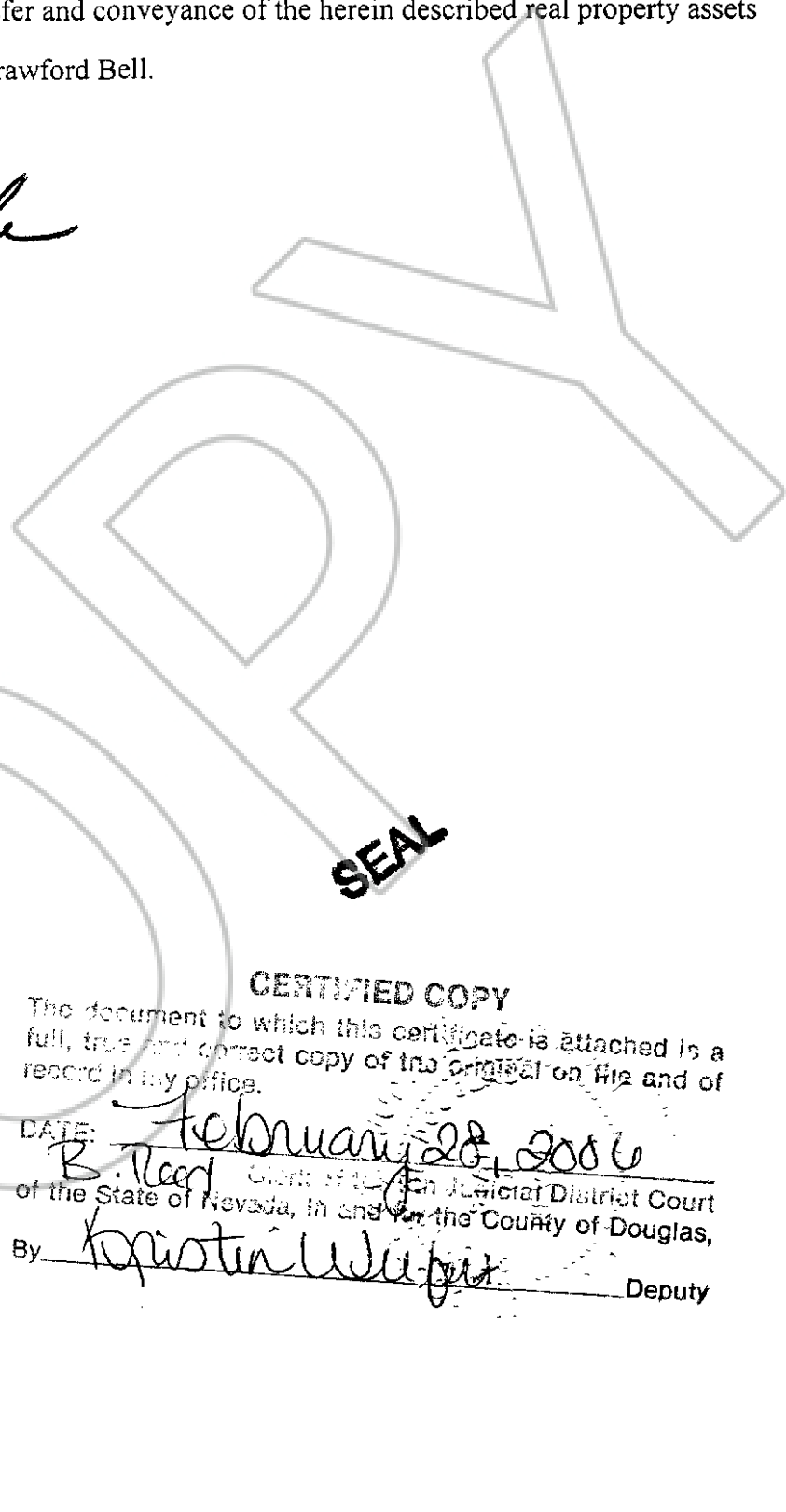
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1 Martin, shall execute and deliver to the buyer or escrow such Deed or other documents as may be
2 required to complete the sale, transfer and conveyance of the herein described real property assets
3 of this estate to purchaser Diana Crawford Bell.

4 Dated: September 28, 2006

5 
6 District Court Judge



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: February 28, 2006
B. Reed Clerk of the Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By Kristen Weiser Deputy



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