

Assessor's Parcel Number: 1220-21-610-158

Recording Requested By: First American Title Company

Name: Rockwell Hale III

Address: 1423 Bumblebee

City/State/Zip Gardnerville, NV 89460

R.P.T.T.: _____

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0306 PG-1411 RPTT: 0.00



Order Confirming Sale of Real Property

(Title of Document)

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-0070
2 Dept. No. II 2006 FEB 17 PM 4:24

RECEIVED

FEB 16 2006
DOUGLAS COUNTY
DISTRICT COURT CLERK

K. W. [Signature]

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
10 of
11 MARK LYNN TATE,
12 Deceased.

ORDER CONFIRMING SALE
OF REAL PROPERTY

14 The verified Return of Sale of Real Property and Petition
15 for Approval and Confirmation of Sale of Rockwell Hale, III,
16 Administrator of the Estate of Mark Lynn Tate, deceased, for real
17 property hereinafter described having come on regularly for hearing
18 before this court on the 13th day of February, 2006, the Court after
19 examining the verified return and petition, and hearing the evidence,
20 finds:

- 21 1. That due notice of the hearing of such return and
- 22 petition has been given to the heirs of the estate as required by law.
- 23 2. That the sole heir to the estate has consented to the
- 24 court waiving the publication of the sale and based upon that consent,
- 25 the court hereby waives any such publication of the sale.
- 26 3. That all of the allegations of the petition are true,
- 27 with the exception that the buyer identified previously within the
- 28 petition is now in fact Scott Robert Gertz, with a copy of the new



1 purchase agreement having been submitted to the court during the
2 hearing for the same price identified within the petition.

3 4. That the sale was legally made and fairly conducted.

4 5. That the sole heir has consented to the court waiving
5 the requirement of the real property being appraised within one year
6 prior to the sale and based upon that consent, the court hereby waives
7 any such appraisal of the real property at issue.

8 6. That the sum offered represented the fair market value
9 of the property sold.

10 7. That the sale is for the advantage, benefit and
11 interest of the estate and to avoid foreclosure on the real property;
12 that the purchase price is not disproportionate to the value of the
13 property sold and it does not appear that a sum exceeding such sale
14 price by at least \$5,000 may be obtained.

15 IT IS THEREFORE ORDERED that the sale so made of the real
16 property described below to Scott Robert Gertz for the total sum of
17 Two Hundred and Forty Eight Thousand DOLLARS (\$248,000), be, and the
18 same is hereby confirmed; that Petitioner pay to the seller's real
19 estate broker, Janie Simonis, a commission of two percent of the
20 selling price, equaling Four Thousand And Nine Hundred And Sixty
21 DOLLARS (\$4,960) and complete the sale in accordance with the terms
22 described in the Return of Sale and the purchase agreement submitted
23 to the court during the hearing; that the estate pay an additional sum
24 due to satisfy the minimum required payoff of the Deed of Trust
25 benefitting El Dorado Savings Bank, that amount totaling nearly Twenty
26 Three Thousand Dollars (\$23,000) at the time of the hearing; that the
27 estate pay an additional sum due to satisfy outstanding county
28 property taxes due or delinquent at the time of sale, that amount



1 totaling nearly Eleven Hundred Dollars (\$1,100); that a description
2 of the real property is as follows:

3 Lot 546, as shown on the official map of
4 GARDNERVILLE RANCHOS UNIT NO. 6, filed for record
5 on May 29, 1973, in the office of the County
6 Recorder of Douglas County, Nevada as Document
7 No. 66512.

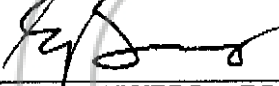
8 Assessor's Parcel No. 1220-21-610-158.

9 IT IS FURTHER ORDERED that the administrator of this estate,
10 Rockwell Hale, III, is hereby authorized and directed to execute and
11 deliver to the buyer a deed and all closing documents necessary to
12 convey all of the right, title, and interest of the estate in the real
13 property.

14 DATED this 17 day of February, 2006.


15 
16 DISTRICT JUDGE

17 Submitted by
18 EVAN BEAVERS & ASSOCIATES, P.C.

19 By: 
20 EVAN BEAVERS, ESQ.
21 Nevada State Bar No. 003399
22 1625 Hwy 88, Ste. 304
23 Minden, Nevada 89423
24 Telephone: 775/782-5110
25 Attorney for Administrator

26 **CERTIFIED COPY**

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

DATE: 3/2/06
 Clerk of the 3rd Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By:  Deputy
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