

DOC # 0671113  
03/29/2006 10:45 AM Deputy: KLJ  
**OFFICIAL RECORD**  
Requested By:  
FIRST AMERICAN TITLE COMPANY

Assessor's Parcel Number: 1220-16-610-076

Recording Requested By:

Name: FIRST AMERICAN TITLE

Address: 1512 Highway 395 North #1

City/State/Zip Gardnerville, NV 89410

R.P.T.T.: \_\_\_\_\_

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0306 PG-10762 RPTT: 0.00



2263957-MK

*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.***

C:\bc docs\Cover page for recording

1 Case No. 05-PB-0101

2 Dept. No. 1

**RECEIVED**

2006 MAR -3 PM 2:52

MAR 09 2006

**DOUGLAS COUNTY  
DISTRICT COURT CLERK**

*[Handwritten Signature]*

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

7 IN AND FOR THE COUNTY OF DOUGLAS

8  
9 In the Matter of the Estate

10 of

**ORDER CONFIRMING SALE  
OF REAL PROPERTY**

11 RODNEY MILTON BALDWIN,

12 Deceased.

13

14 The verified Return of Sale of Real Property and Petition  
15 for Approval and Confirmation of Sale of Sharon Lee Baldwin,  
16 Administrator of the Estate of Rodney Milton Baldwin, deceased, for  
17 real property hereinafter described having come on regularly for  
18 hearing before this court on the 7th day of March, 2006, the Court  
19 after examining the verified return and petition, and hearing the  
20 issues presented, finds:

21 1. That due notice of the hearing of such return and  
22 petition has been given as required by law and that all of the  
23 allegations of the petition are true.

24 2. That the sale was legally made and fairly conducted;  
25 that notice of the time, place, and terms of the sale was given as  
26 prescribed by law.

27 3. That the real property was appraised within one year  
28 prior to the sale and that the sum offered represented the fair market



1 value of the property sold.

2 4. That the sale is for the advantage, benefit and  
3 interest of the estate and to avoid foreclosure on the real property;  
4 that the purchase price is not disproportionate to the value of the  
5 property sold and it does not appear that a sum exceeding such sale  
6 price by at least \$5,000 may be obtained beyond the bidding that  
7 occurred during the hearing.

8 IT IS THEREFORE ORDERED that the sale so made of the real  
9 property described below to Ryan Huddin and Amber Huddin for the total  
10 sum of THREE HUNDRED AND TWENTY ONE THOUSAND DOLLARS (\$321,000), be,  
11 and the same is hereby confirmed; that Petitioner pay to Lori  
12 Anderson, the seller's broker, a commission of four percent of the  
13 sales price equating to TWELVE THOUSAND EIGHT HUNDRED AND FORTY  
14 DOLLARS (\$12,840); that Petitioner complete the sale in accordance  
15 with the terms described in the Return of Sale no later than thirty  
16 (30) days from the date of hearing, with the buyers satisfying all  
17 closing costs in addition to the purchase price; that the estate pay  
18 an additional sum to satisfy the minimum required payoff of the First  
19 and Second Deeds of Trust held by First Horizon Home Loans and Wells  
20 Fargo Bank, as well as the equity credit line extended by Wells Fargo  
21 Bank, all secured by the property described below; that the estate pay  
22 an additional sum to satisfy the minimum amount required to satisfy  
23 any outstanding or pro-rated county property taxes assessed upon the  
24 property; and that a description of the real property is as follows:

25 Lot 143, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed  
26 in the office of the County Recorder of Douglas County, State of  
27 Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309,  
and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797,  
as Document No. 28377.

28 A.P.N. 1220-16-610-076




1 IT IS FURTHER ORDERED that the administrator of this estate,  
2 Sharon Lee Baldwin, is hereby authorized and directed to execute and  
3 deliver to the buyers a deed and all other necessary closing documents  
4 conveying all of the right, title, and interest of the estate in the  
5 real property.


6 IT IS FURTHER ORDERED that if the buyers are unable to  
7 complete this confirmed sale within thirty (30) days from the hearing  
8 date, that Petitioner shall bring this matter before the court to  
9 review any losses incurred as a result of the buyers' inability to  
10 finance the transaction.

11 IT IS SO ORDERED.

12 DATED this 9 day of March, 2006.

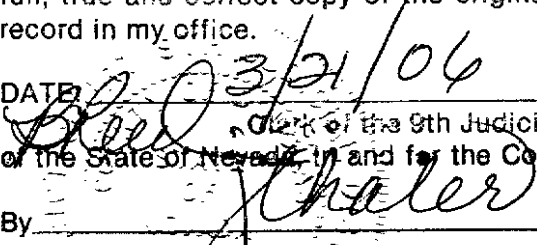
  
\_\_\_\_\_  
DISTRICT JUDGE

15 Submitted by  
16 EVAN BEAVERS & ASSOCIATES, P.C.

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

**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: 3/21/06  
  
Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,  
By \_\_\_\_\_ Deputy

**SEAL**