

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0306 PG-13449 RPTT: 0.00



Assessor's Parcel Number: 1420-07-818-031

Recording Requested By:

Name: Stewart Title of Douglas Co.

Address: 11663 US Hwy 895 N.
Sta 101

City/State/Zip Minden, NV 89423

Real Property Transfer Tax: \$ Ø

Order Confirming Sale

(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.

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MAR 22 2006

1 Case No. 05-PB-0054

2 Dept. II

DOUGLAS COUNTY
DISTRICT COURT CLERK

2006 MAR 27 PM 1:37

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INDEXED
K. WILFERT
BY _____ DEPUTY

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

6 IN AND FOR THE COUNTY OF DOUGLAS

7 In the Matter of the Estate of

9 DAVID A. TOWERS,

ORDER CONFIRMING SALE

11 Deceased.

13 **ORDER CONFIRMING SALE OF REAL PROPERTY**

14 Personal Representative JANE OAKDEN ("Petitioner") filed her *Petition for Approval*
15 *and Confirmation of Sale of Real Property* on 9th March, 2006. Hearing on this matter was held
16 on 27 March, 2006, notice of which was proved.

17 GOOD CAUSE APPEARING, the Court finds that:

- 18 1. Petitioner was duly issued *Letters Testamentary* and appointed Personal
19 Representatives of the Estate of Daivid A. Towers on July 25, 2005.
- 20 2. At the time of his death, David A. Towers ("Decedent") was a resident of, and
21 owned one piece of real property in, Douglas County, Nevada: 929 Lehigh Circle, Carson City
22 (Indian Hills) Nevada 89705 (APN 1420-07-818-031).
- 23 3. On February 27, 2006, the Personal Representative entered into a purchase
24 agreement with Rogaciano & Guadalupe Montes and Wolfgang & Ursula Eisenhut for sale of the
25 property for the total selling price of \$180,000.00.
- 26 4. The sale price reflects the fair market value, was obtained fairly, and is not
27 disproportionate to the real property sold.
28

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BK- 0306
PG- 13450

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5. Pursuant to NRS 148.260, no appraisal is required, as the heirs to the Estate waived in writing any appraisal.

6. The listing and selling realtors engaged for the sale of this property are entitled to a total of 5% commission, which amount is reasonable under current market rates and below the amount permitted by NRS 148.110(3)(a).

7. Sale of this real property is in the best interest of the estate.

IT IS HEREBY ORDERED:

1. That the sale of 929 Lehigh Circle, Carson City (Indian Hills) Nevada to Rogaciano & Guadalupe Montes and Wolfgang & Ursula Eisenhut for the sum of \$180,000.00 is confirmed;

2. That Petitioner is authorized and directed to execute the appropriate legal documents that are necessary to convey the property to the Buyers;

3. That Petitioner is authorized and directed to pay all costs and fees associated with the sale and transfer of the Property including the real estate commission in the amount of 5% and the escrow fees as agreed to in the purchase contract; and

4. That, after the payment of costs and fees, Petitioner is to safeguard the proceeds of the sale and to transfer them into an interest-bearing account until disbursed.

IT IS SO ORDERED this 27 day of March 2006:

David R. Cable

SEAL CERTIFIED COPY

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

DATE: March 27, 2006
B. Reed Clerk of the District Court of the State of Nevada, in and for the County of Douglas,
By Justin Weir Deputy



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