

Assessor's Parcel Number: 1220-22-410-168

Recording Requested By:

Name: Michael A. Rosenauer, LTD.

Address: 510 West Plumb Lane, #A

City/State/Zip Reno, NV, 89509

R.P.T.T.: _____

#2274342-MO

order Confirming Sale of Real Property
(Title of Document)

DOC # 0681817
08/10/2006 01:07 PM Deputy: SD
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0806 PG- 4014 RPTT: 0.00



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

MICHAEL A. ROSENAUER, LTD.
510 WEST PLUMB LANE, SUITE A
RENO, NEVADA 89509
TELEPHONE (775) 324-3303

RECEIVED

JUL 24 2006

DOUGLAS COUNTY
DISTRICT COURT CLERK

2006 JUL 24 PM 1:36

BARBARA LEEED
K. WILBERT
CLERK

BY _____ DEPUTY

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

IN THE MATTER OF THE ESTATE

OF

CASE NO. 05-PB0092

RAYMOND BRENNER, JR.

DEPT NO. II

Deceased.

ORDER CONFIRMING SALE OF REAL PROPERTY

The Petition for Confirmation of Sale of Real Property filed by Rebecca A. Brenner, in her capacity as the Personal Representative of the Estate of Raymond Brenner, Jr., deceased, came on the court's regular calendar for hearing. The court, having examined the Petition for Confirmation of Sale of Real Property and its supporting documents, called for the required overbids, and heard the presentation of counsel. The court now finds as follows:

1. Due and proper notice of the sale of the real property was given as required by law and consistent with the applicable statutes.
2. Due and proper notice of the hearing to confirm the sale of the real property was given as required by law and consistent with the applicable statutes.
3. The assertions contained in the Petition for Confirmation of Sale of Real Property have not been traversed and are therefore taken as being true.
4. The sale was legally made and fairly bargained.



- 1 5. The sale price appears to be proportionate to the value of the property sold.
- 2 6. The fairness and equitable nature of the accepted offer is demonstrated by the
- 3 fact that the accepted offer exceeds the property's appraised value.
- 4
- 5 7. There were no overbids.
- 6 8. The requirement to appraise the property was properly waived pursuant to NRS
- 7 148.260(2). The Court instead used information provided by the Douglas County Assessor.

8 THEREFORE, IT IS ORDERED as follows:

- 9 1. John McGann and Deborah McIntire or their nominee, is the confirmed
- 10 purchaser at the price of Three Hundred Seventeen Thousand Dollars (\$317,000.00).
- 11
- 12 2. Upon fulfillment of all requirements of the escrow, John McGann and
- 13 Deborah McIntire, or their nominee shall be vested with all right, title, and interest now
- 14 owned by the Estate of Raymond Brenner Jr., deceased in the property commonly known as
- 15 1463 Mary Jo Drive, Gardnerville, NV 89460 (APN 1220-22-410-168), and described as:

16 Lot 979 of Gardnerville Ranchos Unit No. 7 as shown on the
17 official map thereof filed in the office of the County Recorder of
18 Douglas County, State of Nevada on March 27, 1974 in book
19 374, page 676 as document No. 72456

20 Said title shall pass pursuant to the disclaimers of warranty and other disclaimers contained in
21 the Notice of Sale of Real Property previously filed with this court and published in the *Reno*
22 *Gazette-Journal* on November 2, 9, and 16, 2005..

23
24 Rebecca A. Brenner, in her capacity as Personal Representative of the Estate of
25 Raymond Brenner, Jr., deceased, is hereby authorized and directed to, upon receipt of the

26 ///
27 ///
28 ///

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funds representing the agreed upon purchase price, execute those documents required to transfer the property and consummate the sale.

DATED this 24th day of July, 2006.

Michael P. Johnson

DISTRICT JUDGE

Submitted by:

MICHAEL A. ROSENAUER, ESQ.
Attorney for the Estate of Raymond Brenner Jr.
510 West Plumb Lane, Suite A
Reno, NV 89509
phone (775) 324-3303
fax (775) 324-6616

SEAL

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: 7/24/06
B. Peck Clerk of the 6th Judicial District Court
of the State of Nevada, In and for the County of Douglas,
By K. W. [Signature] Deputy