

Assessor's Parcel No.: 1320-31-515-006
Old APN: 25-456-05

DOC # 0688334
11/09/2006 03:42 PM Deputy: GB
OFFICIAL RECORD
Requested By:
MARQUIS TITLE & ESCROW

Recording Requested by:

Marquis Title & Escrow, Inc.
1520 U.S. Highway 395 North
Gardnerville, NV 89410

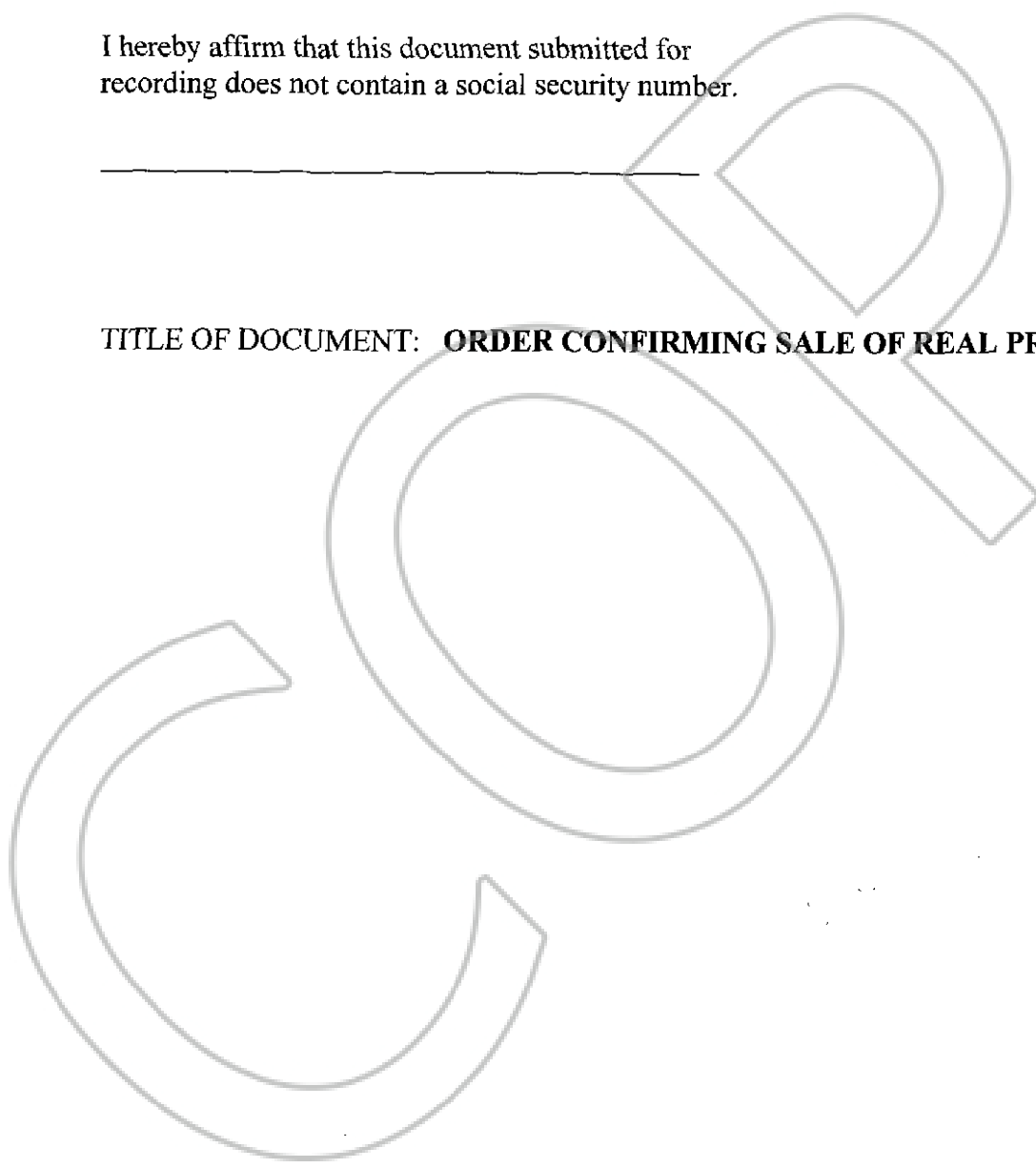
Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1106 PG- 3532 RPIT: 0.00



Escrow Number: 260399 VM

I hereby affirm that this document submitted for recording does not contain a social security number.

TITLE OF DOCUMENT: ORDER CONFIRMING SALE OF REAL PROPERTY



RECEIVED

OCT 30 2006

DOUGLAS COUNTY
DISTRICT COURT CLERK

2006 OCT 30 PM 1:39

BARBARA REED
CLERK
BY J. THALER DEPUTY

1 Case No. 06-PB-0086

2 Dept. No. II

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IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

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IN AND FOR THE COUNTY OF DOUGLAS

8

9

IN THE MATTER OF THE
ESTATE OF

10

DAVID L. WELLS,

**ORDER CONFIRMING
SALE OF REAL PROPERTY**

11

Deceased. /

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The return and petition of CLAUDIA SHEPLER, Executrix of the Estate of DAVID L. WELLS, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 30th day of October, 2006, the Court after examining the verified return and petition, and hearing the evidence, finds:

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

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

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3. That said property was appraised on October 3, 2006, and that said sum offered represented the fair market value of the property sold.

23

4. The proposed sale is for the sum of FOUR HUNDRED EIGHTY THOUSAND DOLLARS (\$480,000.00) all cash, to the estate of DAVID L. WELLS, for the real property located at 1645 Zaldia Drive, Gardnerville, Douglas County, Nevada, and described as follows:

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BK- 1106

PG- 3533

1 Lot 3, Block C, as set forth on the Final Map of MACKLAND
2 UNIT NO. 2 "PHASE A", filed in the Office of the County
3 Recorder of Douglas County, State of Nevada, on August
21, 1989, in Block 889, Page 2804, Douglas County,
Nevada, as Document No. 209038.

4 5. That the sale price is not disproportionate to the value of the property
5 sold and it does not appear that a sum exceeding such sale price by at least \$5,000.00
6 may be obtained.

7 6. No one presented a bid higher than that of RICHARD CHAPMAN and KIM
8 CHAPMAN, and no one objected to their bid.

9 THEREFORE, IT IS ORDERED by the Court that:

10 1. The sale so made of the real property described is situated at 1645 Zaldia
11 Drive, Gardnerville, Douglas County, Nevada, and described as follows:

12 Lot 3, Block C, as set forth on the Final Map of MACKLAND
13 UNIT NO. 2 "PHASE A", filed in the Office of the County
14 Recorder of Douglas County, State of Nevada, on August
21, 1989, in Block 889, Page 2804, Douglas County,
Nevada, as Document No. 209038.

15 and said sale being made to RICHARD CHAPMAN and KIM CHAPMAN, for the sum of
16 FOUR HUNDRED EIGHTY THOUSAND DOLLARS (\$480,000.00), all cash to the
17 estate of DAVID L. WELLS. That the same hereby is confirmed; that CLAUDIA
18 SHEPLER, individually and as Executrix of the Estate of DAVID L. WELLS, is hereby
19 authorized and directed to pay the brokerage commission, title insurance premium, real
20 property transfer tax and customary closing costs and prorations incident to such sale
21 through a proper escrow established for such purpose, and upon receipt of the
22 purchase price aforesaid through such escrow, said CLAUDIA SHEPLER, individually
23 and as Executrix of the Estate of DAVID L. WELLS is directed to execute appropriate
24 conveyances in favor of said purchasers to be delivered through such escrow.

25 2. There being no persons present in Court submitting a higher bid or otherwise
26 objecting to the bid of RICHARD CHAPMAN and KIM CHAPMAN, the Court finds that
27 no one has standing to appeal this sale.

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PG- 3534
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