

APN: 1022-09-002-011

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1206 PG- 6968 RPTT: 0.00



**Recording Requested By:**  
Name: Western Title Company  
Street Address: 1626 Hwy 395  
City/St/Zip: Minden, NV 89423  
R.P.T.T. \$0.00

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

007070-LMS

**COVER SHEET**

**TYPE OF DOCUMENT**

**Ex-Parte Amended Order Confirming Sale of Real and Personal Property**

1 Case No.: 95-PB-0136

2 Dept. No.: II

2006 DEC 19 AM 11:39

BARBARA REED  
CLERK

BY **J. THALER** DEPUTY

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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-  
11 VELMA VIRGINIA TOZER,  
12 Deceased.

**EX-PARTE AMENDED ORDER  
CONFIRMING SALE OF REAL AND  
PERSONAL PROPERTY**

13  
14 THE PETITION for Confirmation of Sale of Real and Personal Property filed by DENNIS  
15 SLOATE, Executor of the Estate of VELMA VIRGINIA TOZER, deceased, on November 20, 2006,  
16 and heard on December 11, 2006, is hereby amended pursuant to Nevada Rules of Civil Procedure  
17 Rule 60(a) for the correction of a clerical oversight.

18 Although such property was previously sold by way of an Order Confirming Sale of Real and  
19 Personal Property filed on June 3, 1996, in the above captioned case, the earlier purchaser of such  
20 property, PAUL FOERSTEL, now deceased, defaulted in his purchase of such property and title to  
21 the described real and personal property is now vested in the name of this estate.

22 ACCORDINGLY, GOOD CAUSE APPEARING, IT IS HEREBY ORDERED:

- 23 1. That all of the allegations of said Petition are true.  
24 2. That the sale was legally made and fairly conducted; that notice of the time, place,  
25 and terms of the sale was given as prescribed by law.  
26 3. That Petitioner submitted a Waiver of Appraisal for said property.  
27 4. That the sale of the real property located at 1315 Sandstone, Wellington, Douglas  
28 County, Nevada, more, more particularly described as follows:



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Lot 2, in Block P, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

A.P.N. 37-372-01

together with the 1971 24' x 44' Festival mobile home, serial number 1179, located thereon, to JAMES J. KELLEY and SHIRLIE J. KELLEY, for the cash purchase price of \$101,000, as a part of an overall sale of said real property, be and the same is hereby confirmed; that the Executor is hereby authorized and directed to pay taxes, customary closing costs, commissions and prorations incident to the sale of the real property. Upon receipt of the purchase price, DENNIS SLOATE, Executor of the Estate of VELMA VIRGINIA TOZER, deceased, is directed to execute appropriate conveyances in favor of the purchaser.

5. That neither PAUL FOERSTEL, now deceased, nor his heirs, devisees, or legatees, have any right, title or interest in the above described real and personal property.

Dated this 19 day of December, 2006.

*Michael P. [Signature]*  
DISTRICT JUDGE

Submitted by:

*[Signature]*  
James Hales, Esq.  
for James M. O'Reilly, Esq., #767  
8068 West Sahara Avenue, Suite C  
Las Vegas, Nevada 89117  
(702) 477-7517  
Attorney for the Estate

**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.

**SEAL**

DATE: *12/19/06*  
*[Signature]* Clerk of the 9th Judicial District Court of the State of Nevada. In and for the County of Douglas

By *[Signature]* Deputy