

Assessor's Parcel Number: 1220-16-810-071

Recording Requested By:

Name: Brooke, Shaw, Zumpft

Address: P.O. Box 2860

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Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0307 PG- 7720 RPTT: 0.00



2307552-CAL

order Approving Sale
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

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1 Case No. 05-PB-0061

2 Dept. I

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FEB 20 2007

DOUGLAS COUNTY

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

4 IN AND FOR THE COUNTY OF DOUGLAS

5 In the Matter of the Estate of

6 WAYNE D. SITTON,

ORDER APPROVING SALE

7 Deceased.

8 ORDER CONFIRMING SALE OF REAL PROPERTY

9 Personal Representative DENISE MCMERRICK ("Petitioner") filed her *Petition for*
10 *Approval and Confirmation of Sale of Real Property* on or about February 20, 2007. Hearing on
11 this matter was held on March 6, 2007, notice of which was proved.

12 GOOD CAUSE APPEARING, the Court finds that:

- 13 1. Petitioner was duly issued *Letters Testamentary* and appointed Personal
14 Representative of the Estate of Wayne D. Sitton on July 6, 2005.
- 15 2. At the time of his death, Wayne D. Sitton ("Decedent") was a resident of Douglas
16 County. Also, at the time of his death, Decedent owned one piece of real property in Douglas
17 County, Nevada: to wit, 1369 Langley Dr., Gardnerville, NV 89460 (APN 1220-16-810-071).
- 18 3. On January 11, 2007, the Personal Representative entered into a purchase
19 agreement with John and Kathleen Glaser for sale of the property for the total sales price of
20 \$265,000.00.
- 21 4. The sale price reflects the fair market value, was obtained fairly, and is not
22 disproportionate to the value of the real property sold.
- 23 5. Pursuant to NRS 148.260, no appraisal is required, as the heirs to the Estate waived
24 in writing any appraisal.

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1 6. Pursuant to NRS 148.220(2), the requirement for publication has been waived.

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

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

6 IT IS HEREBY ORDERED:

7 1. That the sale of 1369 Langley Dr., Gardnerville, NV 89460 to John and Kathleen
8 Glaser for the sum of \$265,000.00 is approved and confirmed;

9 2. That Petitioner is authorized and directed to execute the appropriate legal
10 documents that are necessary to convey the property to John and Kathleen Glaser;

11 3. That Petitioner is authorized and directed to pay all costs and fees associated with
12 the sale and transfer of the Property including the real estate commission in the amount of 6% and
13 the escrow fees as agreed to in the purchase contract; and
14

15 4. That, after the payment of costs and fees, Petitioner is to safeguard the proceeds of
16 the sale and to transfer them into an interest-bearing account until final accounting and
17 disbursement by this Court.

18 IT IS SO ORDERED this 4 day of March 2007

19
20 
21 _____
22 DISTRICT COURT JUDGE

23 SEAL

24 CERTIFIED COPY

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

27 DATE: 3/23/07
28 Barbara J. Griffin, Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By  Deputy

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