

DOC # 0701780
05/24/2007 03:17 PM Deputy: CF
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0507 PG- 8359 RPT: 0.00



APN 1220-22-210-161

Recording Requested By:

Stewart Title of Douglas County

1663 US Highway 395 N, Ste. 101

Minden, NV 89423

070300538

Order Authorizing Sale
(Title of Document)

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

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
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E-Mail Address: law@allisonmackenzie.com

1 Case No. 05-PB-0063
2 Dept. No. I

2007 MAY -1 PM 1:43
CLERK
BY P. GREGORY

RECEIVED
MAY 11 2007
DOUGLAS COUNTY
DISTRICT COURT

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

9 IN THE MATTER OF THE
10 GUARDIANSHIP OF THE
PERSON AND ESTATE

ORDER AUTHORIZING
SALE OF REAL PROPERTY

11 OF
12 GORDON ASHICK,
13 an Adult Ward.

14 The petitioners, SHARON PETERSON, RICHARD SIMON and BARBARA
15 SIMON, as Guardians of the person and estate of GORDON ASHICK, an adult ward, having filed
16 herein with the Clerk of the Court their Petition for Approval, Confirmation and Ratification of Sale
17 of Real Property. The time for hearing on the Petition was set for May 1, 2007, and notice of the
18 hearing has been duly given as required by law, and the Court having reviewed the matter finds that
19 BARBARA PEACH and/or her assignee has agreed to pay Two Hundred Thirty-One Thousand and
20 No/100 Dollars (\$231,000.00) for the subject real property, and no one else appeared at the hearing
21 to bid on the property.

22 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED
23 as follows:

24 1. That SHARON PETERSON, RICHARD SIMON and BARBARA SIMON,
25 as Guardians of the person and estate of GORDON ASHICK, an adult ward, are authorized and
26 directed to complete the sale of the real property to BARBARA PEACH and/or her assignee at a
27 gross cash sale price of Two Hundred Thirty-One Thousand and No/100 Dollars (\$231,000.00) in
28 accordance with the parties' Standard Residential Purchase Agreement and Addendum – "AS IS"

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1 Sale dated March 27, 2007; the real property located at 658 Bowles Lane, Gardnerville, Douglas
2 County, State of Nevada, and more particularly described as follows:

3
4 Lot 581, as shown on the official map of GARDNERVILLE
5 RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the
6 office of the County Recorder of Douglas County, Nevada as
7 Document No. 66512.

8 Assessor's Parcel No. 1220-22-210-161.

9 2. That the outstanding obligation due and owing to LYNN ENEARL in the
10 amount of One Thousand Two Hundred Twelve and 50/100 Dollars (\$1,212.50) for her services
11 rendered as Temporary Guardian shall be satisfied through escrow and at the same time as title to
12 the aforementioned property passes to the buyer.

13 3. That the outstanding obligation due and owing to MICHAEL SMILEY
14 ROWE, ESQ., in the amount of Two Thousand Forty-One and 94/100 Dollars (\$2,041.94) for legal
15 services rendered to the Temporary Guardian shall be satisfied through escrow and at the same time
16 as title to the aforementioned property passes to the buyer.

17 4. That WILLIAM NICHOLS, Realtor, shall be reimbursed out of the sale
18 proceeds at the close of escrow for the expenses he incurred in preparing the real property for sale
19 in the amount of Seven Thousand Five Hundred Sixty-One and 62/100 Dollars (\$7,561.62).

20 5. That the remaining net proceeds from the sale of the real property shall be held
21 in escrow until further Order of this Court upon the filing of a first and final account of Guardians
22 and petition for termination of guardianship proceedings.

23 6. That any and all statutory requirements for prior court approval to execute a
24 contract, publication of notice, and other mandates pertaining to the confirmation of sale of real
25 property are waived.

26 DONE IN OPEN COURT May 1 2007.

SEAL

David R. Cable

DISTRICT JUDGE

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: 5/1/07
Barbara J. Griffin, Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By *B. Griffin* Deputy