

OFFICIAL RECORD

Requested By:

FIRST AMERICAN TITLE COMPANY

Assessor's Parcel Number: 1022-16-002-020

Recording Requested By:

Name: Daniel S. Still

Address: 40 195 Casazza Dr.

City/State/Zip Reno, NV 89520

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00  
BK-0607 PG-0648 RPTT: 0.00



Court Order

(Title of Document)

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.*

FILED

1 Case No. 06-PB-0014

2 Dept. No. I

2007 MAY 29 PM 1:38

3 BARBARA J. GRIFFIN  
4 & WILLIAMS

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

6 IN AND FOR THE COUNTY OF DOUGLAS

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7  
8 IN THE MATTER OF THE ESTATE

9 OF

10 EDWARD M. STILL,

11  
12 Deceased.

ORDER CONFIRMING AND  
APPROVING SALE OF REAL  
PROPERTY

13  
14 The Report of Sale of Real Property and Petition for Confirmation of Sale filed by DANNY S.  
15 STILL as the duly appointed Personal Representative of the Estate of EDWARD M. STILL, Deceased,  
16 having come on regularly for hearing before the undersigned District Judge on the 29th day of May,  
17 2007, the Court having examined the same and a hearing thereon being had, the Court finds as follows:

18 1. That the Decedent EDWARD M. STILL died testate on December 17, 2005, in  
19 Douglas County, Nevada.

20 2. That on March 21, 2006, DANIEL S. STILL was appointed as the Personal  
21 Representative of the Estate of EDWARD M. STILL with Letters of Testamentary being issued by  
22 the above-entitled Court on March 24, 2006; that since then said Letters have never been revoked or  
23 suspended; and that DANIEL S. STILL is and since March 24, 2006, has been the duly appointed,  
24 qualified and acting Personal Representative of the Estate of EDWARD M. STILL, Deceased.

25 3. That at the time of his death EDWARD M. STILL owned as his separate property the  
26 residential property located at 3620 Diamond Court, Wellington, Nevada, which has been appraised  
27 by licensed appraiser MARSHA L. WILLIAMS within the last twelve months as having a fair  
28



1 market value of \$200,000.00. A copy of the appraisal was attached to the Inventory, Appraisalment  
2 and Record of Value filed with the Court on October 11, 2006. The property is located at 3620  
3 Diamond Court, Wellington, Douglas County, Nevada and consists of a manufactured home which is  
4 not attached to the realty described as a 1991 Fugua manufactured home, serial number 1151QUX,  
5 located on a lot in the Topaz Ranch Estates in Douglas County, Nevada more particularly described  
6 follows, to wit:

7  
8 Lot 12, in Block K, as shown on the map of TOPAZ RANCH ESTATES  
9 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.

10 APN: 1022-16-002-202

11 4. That Article II of the Last Will and Testament of the Decedent authorizes the Personal  
12 Representative to sell the real property owned by the Decedent in order to pay off the Decedent's  
13 obligations.

14 5. That at the time of his death the Decedent was delinquent in the monthly installments  
15 owed to First Horizon Home Loans secured by a first deed of trust against the property. The  
16 Decedent was also delinquent in the monthly payments owed to Citi Financial Services, Inc. secured  
17 by a second deed of trust against the property.

18 6. That neither the Personal Representative nor the Estate had sufficient funds to pay the  
19 mortgage payments to First Horizon Home Loans and to Citi Financial Services, Inc

20 7. That on February 17, 2006, Citi Financial Services, Inc. filed a Complaint to  
21 judicially foreclose against the real property owned by the Decedent and on June 20, 2006, filed a  
22 general claim against the estate. The attorney representing Citi Financial Services, Inc. has agreed to  
23 accept as full payment of the note secured by the second deed of trust and in full satisfaction of the  
24 claim filed against the estate, the sum of \$16,000.00 which the Personal Representative asks to be  
25 paid out of the escrow to be opened to handle the sale of the Decedent's property.

26 8. That in order to avoid foreclosure on the first deed of trust in favor of First Horizon  
27 Home Loans, the Personal Representative used a line of credit from Western Investor's, Inc. who



1 advanced and paid the total of \$14,463.62 to First Horizon Home Loans representing the monthly  
2 mortgage installments owed to First Horizon Home Loans for the months of January 2006 through  
3 April 2007 and that the Personal Representative asks that Western Investors, Inc. be paid and  
4 reimbursed out of escrow the total sum of \$15,000.00 which represents the aggregate payments  
5 advanced by them (\$14,463.62) plus \$537.38 in interest.

6 9. That the property owned by the Decedent has remained vacant since the death of the  
7 Decedent and has diminished in value since it was appraised.

8 10. That in January 2006 the Personal Representative of the Estate engaged SHANE  
9 WILDING of Liberty Realtors to list and sell the Decedent's real property and after inspecting the  
10 same SHANE WILDING ascertained that the landscaping needs to be replaced and other repairs  
11 made to the manufactured home which will cost between twenty and thirty thousand dollars.

12 11. That on May 4, 2007, the Personal Representative received an offer from THEO and  
13 PEGGY SATTERFIELD to purchase the property located at 3620 Diamond Court, Wellington,  
14 Douglas County, Nevada for a purchase price of \$140,000.00. In response to the offer the Personal  
15 Representative made a Counteroffer to sell the property for \$157,000.00. After further negotiations  
16 the parties agreed to a purchase price of \$155,000.00. The offer, counteroffer and counter to  
17 counteroffer is presented to the Court for confirmation and is the only offer received by the Personal  
18 Representative since the Decedent died.

19 12. That the Personal Representative believes that the proposed sale price is fair and  
20 reasonable in light of the current condition of the property and the inability of the estate to pay the  
21 monthly installments due to First Horizon Home Loans. An expeditious sale is necessary since there  
22 are no funds to continue to pay the mortgage on the property or to make the repairs and  
23 improvements to attract a higher offer.

24 13. That the Personal Representative of the Estate believes that it is in the best interest of  
25 the estate as well as the creditors and beneficiaries thereof for the Court to confirm the sale.

26 14. That pursuant to NRS 148.060 the Court announced the sale of the above described  
27 property in open Court, but no additional bids were received or submitted.

1 NOW THEREFORE GOOD CAUSE APPEARING IT IS HEREBY ORDERED,  
2 ADJUDGED AND DECREED as follows:

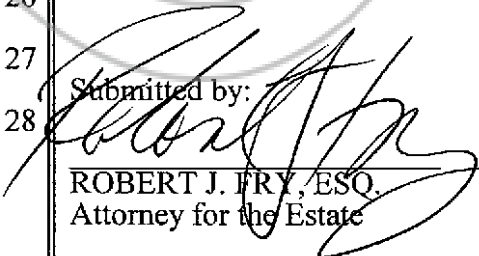
3 1. That the Report of Sale of Real Property and Petition for Confirmation of Sale filed  
4 by DANIEL S. STILL as Personal Representative for the Estate of EDWARD M. STILL be and the  
5 same is hereby approved;

6 2. That the sale of the Decedent's manufactured home and real property located at 3620  
7 Diamond Court, Wellington, Douglas County, Nevada as more particularly described above be and  
8 the same is hereby confirmed to THEO and PEGGY SATTERFIELD for the total purchase price of  
9 \$155,000.00 subject to the terms set forth in the offer, counteroffer and counter to counter offer  
10 signed by the Personal Representative and the Buyers attached to the Report of Sale.

11 3. That DANIEL S. STILL as Personal Representative of the Estate of EDWARD M.  
12 STILL be and he is hereby authorized to execute and deliver a bill of sale and a deed conveying to  
13 the BUYERS THEO and PEGGY SATTERFIELD all the right, title and interest of Decedent in and  
14 to the above described property and to execute and deliver into escrow any and all escrow  
15 instructions or other documents necessary to effectuate the sale and transfer the Decedent's interest  
16 and title to the above described property as provided for herein and to authorize payment out of  
17 escrow the claim filed by Citi Financial Services, Inc. in the sum of \$16,000.00, to reimburse  
18 Western Investors, Inc. for the mortgage installments made by them after the Decedent's death plus  
19 interest in the sum of \$15,000.00, to pay balance owed to First Horizon Home Loans on the first  
20 deed of trust, to pay the escrow fees, closing costs, real estate commissions and the expenses related  
21 to the sale of the property as set forth in the agreement and to transfer the net proceeds from sale to  
22 the Estate of EDWARD M. STILL.

23 DATED this 29 day of May, 2007.

24  
25   
26 DISTRICT JUDGE

27 Submitted by:  
28   
ROBERT J. FRY, ESQ.  
Attorney for the Estate

26  
27  
28  
0702332 Page: 5 Of 6 06/04/2007  
BK- 0607  
PG- 652

COPY

**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: May 29, 2007

Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy