

OFFICIAL RECORD

Requested By:

WESTERN TITLE COMPANY INC

APN#: 1420-33-410-016

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 011839-LMS

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0707 PG- 4343 RPTT: 0.00



When Recorded Mail To:

Timothy Bodden  
4300 Emerson Drive  
Carson City, NV  
89706

Mail Tax Statements to: (deeds only)

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\_\_\_\_\_

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

*Anu Wright*

Anu Wright

Escrow Agent

Order

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

FILED

Case No.: 06-PB-0133  
Dept. No.: I

RECEIVED

JUL 10 2007

2007 JUL 10 PM 1:56

DOUGLAS COUNTY  
DISTRICT COURT CLERK

BARBARA J. GRIFFIN  
CLERK

~~B. WILLIAMS~~ DEPUTY

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

In the Matter of the Estate of:

ORDER

**ROBIN RAYMOND BODDEN,**

Deceased.

The Report and Petition of **TIMOTHY BODDEN**, Administrator of the Estate of **ROBIN RAYMOND BODDEN**, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on July 10, 2007, the Court after examining the verified Report and Petition and reviewing the evidence, finds as follows:

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.
2. That all heirs and beneficiaries have consented to the sale.
3. That said sale was legally made fairly conducted; that notice of the time, place, and terms of the sale was given as prescribed by law.
4. That the sum offered represented the fair market value of the property sold.
5. That said sale price is not disproportionate to the value of the property sold.
6. That no bids were received in excess of the Three Hundred Forty Thousand Dollar (\$340,000) offer in the Report of Sale resulting in a final bid of Three Hundred Forty Thousand Dollars (\$348,000) by the original buyers and it does not appear that a sum exceeding such sale price may be obtained.

**IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that the sale so made of the real



BK- 0707  
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1 property described below to JOHN PONDER and CINDY PONDER for the sum of Three Hundred Forty  
2 Thousand Dollars (\$340,000), be, and the same is hereby confirmed; that the real property is more  
3 particularly described as follows:

4 Lot 47, as set forth upon that Final Map entitled WILDHORSE ANNEX UNIT NO. 2, a Planned  
5 Unit Development, recorded October 10, 1995 in Book 1094 at Page 1094, Official Records of  
6 Douglas County, State of Nevada as Document No. 348105.

7 Assessor's Parcel No. 1420-33-410-016

8 EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to STOCK  
9 PETROLEUM CO., INC., in document recorded March 13, 1980 in Book 380, Page 1315 as  
10 Document No. 42677, Official Records of Douglas County

11 **IT IS FURTHER ORDERED** that said Administrator of the Estate of **ROBIN RAYMOND**  
12 **BODDEN**, deceased, is hereby authorized and directed to pay a broker's commission in the sum of  
13 Thirteen Thousand Six Hundred Dollars (\$13,600), and to pay the title insurance premium, one-half of the  
14 real property transfer tax, and one-half of certain customary closing costs and prorations incident to such  
15 sale through a proper escrow established for such purpose. Any delinquency in property tax and the  
16 existing mortgage obligation shall also be paid in escrow. Upon receipt of the purchase price aforesaid  
17 through such escrow said Administrator is directed to execute appropriate conveyances in favor of said  
18 purchaser to be delivered through such escrow.

19 **IT IS FURTHER ORDERED** that the proceeds of this sale be held by the Escrow Holder or  
20 deposited into an interest bearing account to be distributed only by Order of this Court in this case or Case  
21 No. 07-CV-0066.

22 DATED this 10 day of July, 2007.

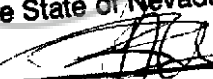
  
23 DISTRICT JUDGE

24 SEAL

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  
27 record in my office.

28 DATE: July 10, 2007  
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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07/13/2007