

APN# : 1022-15-001-078

DOC # 0710246
09/28/2007 04:28 PM Deputy: GB
OFFICIAL RECORD
Requested By:
WESTERN TITLE COMPANY

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 013978-LMS

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0907 PG- 7712 RPTT: 0.00

When Recorded Mail To:
John A. Sullivan
230 W. Main Street
Santa Paula, CA
93060



Mail Tax Statements to: (deeds only)

(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

Amended Order Confirming Sale of Real Property

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

1 CASE NO. 06-PB-00101

RECEIVED

FILED

2 DEPT. NO. I

SEP 26 2007

2007 SEP 26 PM 2:59

3 This document does not contain
4 a social security number.

DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA J. GRIFFIN
CLERK

BY **J. ROGERS** JUDGE

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 estate of:

10 ETELKA GREEN CARTIER,

**AMENDED ORDER CONFIRMING
SALE OF REAL PROPERTY**

11 Deceased

12
13 This matter came on before this court on the 25th day of September, 2007. The Court,
14 having been fully advised on this matter hereby finds and orders as follows:

- 15 1. Notice was given as required by law.
- 16 2. On August 30, 2006 this Court appointed Petitioner, Mr. John A. Sullivan, as the
17 Personal Representative of the Estate.
- 18 3. The estate has no liquidity and accordingly, the creditor's claims have not yet been
19 paid. Petitioner has depleted the cash assets to pay the necessary expenses of carrying the home.
- 20 4. The only significant asset of the estate is real property consisting of a manufactured
21 home (which has been converted to real property) located at 3924 Granite Way in Topaz Ranch Estates.
- 22 5. The real property at 3924 Granite Way was appraised by Kay Mathews, licensed real
23 estate appraiser, as of August 13, 2006, the date of death, for the amount of \$185,000.
- 24 6. From December 4, 2006 through June 7, 2007 the home was listed at or near the
25 appraised price, and there was no meaningful activity or interest in the home.
- 26 7. On June 18, 2007 Petitioner retained LaVerne Jory with M. Scott Properties and
27 relisted the home at a substantially reduced price of \$159,000.

28 ///



1 8. Petitioner had good cause to reduce the listing price because of the significant downturn
2 in the real estate market in the area, and also because the estate has no funds and is going in debt in
3 paying the cost to maintain the property.

4 9. Mr. John A. Sullivan received an offer to purchase the home in an "as is" condition
5 from Carson Valley Ventures, LLC in the amount of \$132,000, and Buyer agreed to pay all closing
6 costs. Petitioner accepted the offer.

7 10. The sale was contingent upon court approval.

8 11. LaVerne Jory of M. Scott Properties, Inc., represents the Seller and the Buyer in this
9 transaction. LaVerne Jory reduced her commission from 6% to 5%.

10 12. Good cause exists to confirm the sale, even though the sale is less than the appraised
11 price of the property.

12 13. Nobody appeared at the time of the hearing to offer a bid in excess of the amount
13 offered.

14 14. The sale of property of the estate is necessary to pay debts, and thus, the requirements
15 of NRS 148.050 have been met.

16 NOW THEREFORE, it is hereby ordered that the Petition to Confirm the Sale of Real Property
17 filed on September 5, 2007 is hereby granted, and the Personal Representative, Mr. John A. Sullivan,
18 is authorized to sell the estate's interest in that certain real property located at 3924 Granite Way in
19 Topaz Ranch Estates, Douglas County, Nevada, to Carson Valley Ventures, LLC, or assigns on the
20 terms set forth in the Residential Purchase Agreement, and Addendums thereto is hereby confirmed and
21 the Petitioner, Mr. John A. Sullivan, is ordered to proceed with the sale.

22 DATED this 26 day of September, 2007.

23
24 
25 David R. Cable
26 District Judge

27
28

STAG
STAG

COPY

SEAL

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: 9/26/07

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