

DOC # 717302
02/01/2008 12:48PM Deputy: PK
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-208 PG-117 RPTT: 0.00



APN (portion) 1420-33-511-004

Recording Requested By:

Stewart Title of Douglas County
Timeshare Division

1663 US Highway 395 N, Ste. 101

Minden, NV 89423

1002446DS

ORDER CONFIRMING SALE OF REAL PROPERTY
(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.

RECEIVED

FILED

1 Case No.: 07PB0061
2 Dept.: I

JAN 25 2008

2008 JAN 29 PM 2:04

DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA J. GRIFFIN
CLERK

[Handwritten Signature]

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4
5
6 *IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA*

7 *IN AND FOR THE COUNTY OF DOUGLAS*

8
9 In the Estate of:
10 ERVIN F. ROST, Deceased

11 } ORDER CONFIRMING SALE OF REAL
12 } PROPERTY

13 The Return of Sale of Real Property and Petition for Confirmation, hereafter referred to as
14 "Return and Petition," filed by Alice M. Rost and Annetta Fredrick, Personal Representatives of the
15 Estate of Ervin F. Rost, deceased, for the sale of real property with Assessors Parcel Number 1420-33-
16 511-004, and legally described as Mountain View Estates #2, Block 14, Lot 2, in the County of Douglas,
17 State of Nevada and having its mailing address as 1314 Sanden Lane, Minden, NV 89423. The Return
18 and Petition having come on regularly for hearing before this Court on January 29, 2008 and the Court,
19 after examining the verified Return and Petition and reviewing the evidence, finds as follows:

20 Due notice of the hearing of the Return and Petition has been given as required as law and that all
21 of the allegations of said Petition are true; that said sale was legally made and fairly conducted; that notice
22 of the time, place and terms of the sale was given as prescribed by law. Said property was appraised
23 within one (1) year of said sale and the sum offered represented the fair market value of the property sold.
24 The said sale price is not disproportionate to the value of the property sold and it does not appear that a
25 sum exceeding such sale price by at least ten percent (10%) may be obtained.




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BK-208
PG-118

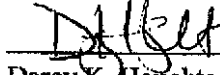
1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the sale of the real property
2 described above to Mike Russell and Jessica Nelson for the net sum of two hundred forty five thousand
3 dollars (\$245,000.00), with the purchase as is, no warranty or guaranty, this being the highest and best bid
4 made, be, and the same is hereby confirmed.

5 IT IS FURTHER ORDERED that the Personal Representatives of the Estate of Ervin F. Rost,
6 deceased, be hereby authorized and directed to pay to Century 21 Clark Properties, the seller's agent,
7 seven thousand five hundred dollars (\$7,500.00), and to pay to Beverly Realty, the buyer's agent, seven
8 thousand five hundred dollars (\$7,500.00) and to pay the title insurance premium, real property transfer
9 tax, and certain customary closing costs and prorations incident to such sale through a proper escrow
10 established for such purposes, and upon receipt of the purchase price aforesaid through such escrow said
11 Personal Representatives are directed to execute appropriate conveyances in favor of said purchasers to be
12 delivered through such escrow.

13 DATED: Jan 29 2008

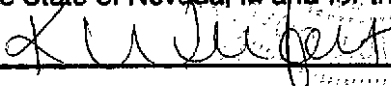
14
15 
16 DISTRICT JUDGE


18 Submitted by:

19 
20 Darcy K. Houghton, Attorney for Petitioners
21 Bar No.: 6347
22 777 E. William St., Suite 107
23 Carson City, NV 89701
24 (775) 882-1777

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.

25 DATE: 2/1/08
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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