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OFFICIAL RECORD

Requested By:

MARQUIS TITLE & ESCROW

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0208 PG- 0896 RPTT: 0.00



APN: 1220-16-810-100

RECORDING REQUESTED BY
Marquis Title & Escrow

Escrow No: 2132003963

WHEN RECORDED MAIL TO

Rachelle J. Nicolle
PO Box 742
Zephyr Cove, NV 89448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER FOR CONFIRMATION OF SALE OF REAL PROPERTY

COPY

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DEC 31 2007 2007 DEC 31 PM 1:40

DOUGLAS COUNTY DISTRICT COURT CLERK

BARBARA J. GRIFFIN CLERK

BY K. WILFERT DEPUTY

1 CASE NO: 07PB0082

2 DEPT. NO. II

3 I hereby affirm that this document does not contain
4 the social security number of any person or persons.



5 Printed Name: Rachelle J. Nicolle

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

9
10
11 **IN THE MATTER OF THE ESTATE**
12 **OF**
13 **PEARL W. BATES,**
14 **Deceased**

11 **ORDER FOR CONFIRMATION OF**
12 **SALE OF REAL PROPERTY**

16
17 The Petition of KELLYN KITCHENS, for CONFIRMATION OF SALE OF REAL
18 PROPERTY, came on regularly for hearing this day. No person having appeared to contest the
19 Petition, and on proof duly made to the satisfaction of the Court, the Court now finds the
20 following:

21 This matter came on for hearing before the above-entitled court on the 31st day of
22 December 2007. The petitioner, Kellyn Kitchens, Executor, was represented by and through his
23 counsel, Rachelle J. Nicolle. The Court finds that due and proper notice has been given in
24 accordance with law. No person appearing either by pleading or in person, to oppose the
25 Petition.



BK- 0208
PG- 897

1 The Court hereby finds as follows:

- 2 1. At the time of her death Pearl W. Bates owned real property located at 839
3 Russell Way, Gardnerville, Nevada 89460 – in Douglas County, Nevada, and
4 more particularly described as:

5 APN: 1220-16-810-100

6 Lot 5, Block "H", as shown on the Official Plat of
7 GARDNERVILLE RANCHOS, UNIT NO. 4, filed in the Office
8 of the County Recorder of Douglas County, State of Nevada, on
9 April 10, 1967, as Document No. 35914.

- 10 2. The property was appraised on or about July 24, 2007 as having a value of
11 \$200,000.00, by a licensed Nevada appraiser, Thomas A. Weiss of TW
12 Appraisals. A copy of this appraisal is on file with the Court.
- 13 3. The Executor has determined that the property should be sold.
- 14 4. At the time of her death, Pearl W. Bates died testate, and her Will leaves her
15 property as follows: 1) One \$10,000 specific bequest to William Lane, and; 2)
16 The remaining entire estate to Kellyn Kitchens. Both of these two individuals,
17 plus the Buyer and all creditors who filed claims were given notice of this Petition
18 and none of them filed or voiced objections to this Petition.
- 19 5. All beneficiaries of the estate have filed a waiver of publication and approved this
20 sale.
- 21 6. At the time of Decedent's death, the property was in escrow to sell to Buyers.
22 The Decedent died before the transaction could be completed. The Executor has
23 agreed to continue with the sale under modified terms in which the Buyers have
24 recognized the Estate and the fact that the sale is subject to Probate Court
25 approval. The purchase price for the subject property by Blair McLeod and Jamie



1 McLeod is for \$185,000.00. Said purchase is to be for cash. The Buyer is to pay
2 all closing costs and no real estate agent shall receive any compensation in this
3 sale.

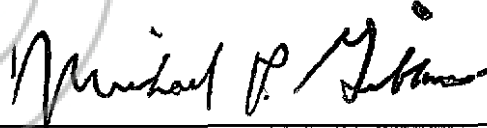
4 Based upon the above findings, and good cause appearing therefore, it is hereby
5 ORDERED as follows:

6 1. The waiver of publication of the Notice of Confirmation of Sale of Real Property
7 is approved.

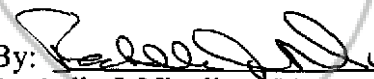
8 2. The purchase of the real property at 839 Russell Way, Gardnerville, Nevada
9 89460, and more particularly described above, by Blair McLeod and Jamie McLeod for
10 \$185,000.00 is approved and confirmed in all respects. It is ordered that said property be and
11 hereby is transferred to Blair McLeod and Jamie McLeod, upon payment of the purchase price of
12 \$185,000.00, and the payment of all closing costs.

13 3. The Executor, Kellyn Kitchens, is hereby authorized and ordered to execute an
14 Executor's Deed conveying said property to Blair McLeod and Jamie McLeod, with title to be
15 held by them as Blair McLeod and Jamie McLeod, husband and wife as community property
16 with right of survivorship, upon payment of the purchase price and said Deed shall thereafter be
17 recorded in the office of the Douglas County Recorders Office, Nevada, along with a certified
18 copy of this Order.

19 Dated December 31, 2007.


JUDGE OF THE DISTRICT COURT

21 RACHELLE J. NICOLLE LTD.

22
23 By: 
24 Rachelle J. Nicolle, #5441
25 Attorney for Petitioner
1662 Highway 395 Suite 214
Minden, NV 89423
(775) 782-0442

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: 12/31/07
Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By:  Deputy

SEAL

