

APN 1220-17-614-018

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DOC # 732774
11/10/2008 11:21AM Deputy: SG
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1108 PG-1567 RPTT: 0.00



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: ORDER CONFIRMING SALE OF REAL PROPERTY
AND DETERMINING CLAIM OF LIENHOLDER

WHEN RECORDED MAIL TO:

LAW OFFICES OF AVENSINO, MELARKEY
KNOBEL & MULLIGAN
4795 CAUGHLIN PPKWAY, STE 100
RENO, NV 89519

Case No. 06-PB-0103

Dept. No. 1

FILED

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H. CHAPPELL

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DOUGLAS COUNTY
DISTRICT COURT CLERK

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

In the Matter of the Estate
of
ROBERT IRVIN KELLOGG,
deceased.

ORDER CONFIRMING SALE OF
REAL PROPERTY and DETERMINING
CLAIM OF LIENHOLDER

The Petition for Order Confirming Sale of Real Property, filed by BARBARA J. GREEN on August 28, 2008 (the "Petition") came on for hearing on Thursday, October 30, 2008, in the above-entitled Court, having been carried from September 16, 2008. Paul J. Malikowski, Esq. appeared on behalf of creditor GMAC MORTGAGE CORPORATION dba DITECH.COM to contest the Petition. The Court, having read and considered the pleadings on file herein and having heard and considered the arguments of counsel, on proof made to the satisfaction of the Court, the Court finds:

- A. That notice of the hearing has been given as required by law, that the facts alleged in the Petition are true;
- B. That creditor GMAC MORTGAGE CORPORATION dba DITECH.COM is owed the sum of \$24,632.45 as of October 30, 2008 together with interest thereafter at the statutory rate until paid; and
- C. The sale price is fair considering the current state of the local real estate



market and the lack of other offers during the listing period.

NOW, THEREFORE, it is hereby ORDERED, ADJUDGED and DECREED by this Court that:

1. The Sale of the real property located at 1191 Manhattan Way, Gardnerville, Douglas County, Nevada 89460, described as follows:

LOT 32, Block F, as said lot and block are shown on that certain map entitled, 'AMENDED MAP OF RANCHOS ESTATES,' file for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

Assessor's Parcel Number 1220-17-614-018.

to DAN G. DAVIS, for a sale price of \$68,000.00 with all closing costs to be paid by the Estate, and according to the terms and conditions set forth in the Land Purchase Agreement, is hereby confirmed.

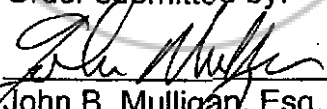
2. Creditor GMAC MORTGAGE CORPORATION shall be paid \$24,632.45 plus interest at the statutory rate from October 30, 2008 out of the proceeds of the sale as payment in full of its claim.

3. After payment of the fees and expenses of the sale, the net proceeds shall be paid over to the Estate.

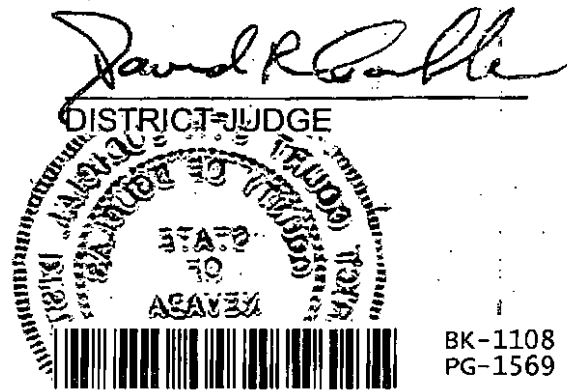
4. The Petitioner, as Administrator, is hereby authorized to sign all documents and do all things necessary to effectuate the sale.

IT IS SO ORDERED this 5 day of Nov, 2008.

Order submitted by:


John B. Mulligan, Esq.
Case No. 06-PB-0103

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COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 11/7/08

TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By B. Sanger Deputy



BK-1108
PG-1570