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OFFICIAL RECORD

Requested By:

NORTHERN NEVADA TITLE
COMPANY

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1208 PG- 3352 RPTT: 0.00



The undersigned hereby affirms that this document submitted for recording does not contain the Social Security number of any person or persons (NRS 239B.030)
NORTHERN NEVADA TITLE COMPANY

By: [Signature]
Print Name/Title: Wendy Dunbar

APN: 1420-33-610-038
ORDER NO.: 2080205wd/1081110

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Order Authorizing Sale of Real Property

WHEN RECORDED MAIL TO:

Kaycee Zusman of Fiduciary Services of Nevada
P.O. Box 664
Carson City, NV 89702

RECEIVED

FILED

1 Case No. 08-PB-0051

DEC 16 2008

2 Dept. No. I

DOUGLAS COUNTY
DISTRICT COURT CLERK

2008 DEC 16 PM 1:28

TED THIRAN
CLERK

M. BIAGGINI
BY _____ DEPUTY

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
10 GUARDIANSHIP OF THE
ESTATE

ORDER AUTHORIZING
SALE OF REAL PROPERTY

11 OF

12 RICHARD SIDNEY GROSS,
13 an Adult Ward.

14 _____
15 The petitioners, KAYCEE ZUSMAN, of FIDUCIARY SERVICES OF NEVADA,
16 LLC, and C. DOUGLAS GROSS, the duly appointed co-guardians of the estate of RICHARD
17 SIDNEY GROSS, an adult ward, having filed herein their Petition for Approval, Confirmation and
18 Ratification of Sale of Real Property (hereinafter "Petition"). The time for hearing on the Petition
19 was set for December 16, 2008, and notice of the hearing has been duly given as required by law,
20 and the Court having reviewed the matter finds that NATHAN GIRDNER and JENNIFER
21 GIRDNER have agreed to pay Two Hundred Forty-Five Thousand and No/100 Dollars
22 (\$245,000.00), and no one else appeared at the hearing to bid on the property.

23 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED
24 as follows:

- 25 1. That KAYCEE ZUSMAN, of FIDUCIARY SERVICES OF NEVADA, LLC,
26 and C. DOUGLAS GROSS, as co-guardians of the estate of RICHARD SIDNEY GROSS, an adult
27 ward, are authorized and directed to complete the sale of the real property to NATHAN GIRDNER
28 and JENNIFER GIRDNER, at a gross cash sale price of Two Hundred Forty-Five Thousand and

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com



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1 No/100 Dollars (\$245,000.00) in accordance with the Agreement as set forth in Exhibit "B" attached
2 to the Petition; the real property located at 1351 Cathy Lane, Minden, Douglas County, State of
3 Nevada, and more particularly described as follows:

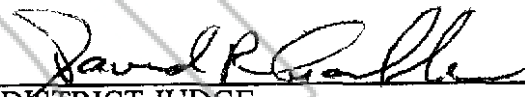
4 Lot 13, Block 4, as set forth on the Map of Mountain View Estates
5 No. 2, filed for record October 24, 1979, as Document No. 38123,
6 Official Records of Douglas County, State of Nevada.

7 SUBJECT TO: Covenants, Conditions and Restrictions as set forth
8 in Declaration of Protective Conditions, Covenants and Restrictions,
9 executed by J. B. Construction Co., Inc., of Nevada, a Nevada
10 corporation, recorded November 5, 1979, in Book 1179, Page 220,
11 Document No. 38431, Official Records of Douglas County, State of
12 Nevada.

13 Assessor's Parcel No. 1420-33-610-038.


14 2. That any and all statutory requirements for prior court approval to execute a
15 contract, publication of notice, and other mandates pertaining to the confirmation of sale of real
16 property from a guardianship estate are waived.


17 DONE IN OPEN COURT December 16, 2008.

18 
19 _____
20 DISTRICT JUDGE

21 Respectfully submitted by:

22 ALLISON, MacKENZIE, PAVLAKIS,
23 WRIGHT & FAGAN, LTD.
24 402 North Division Street
25 P.O. Box 646
26 Carson City, NV 89702

27 By: 
28 DAWN ELLERBROCK, ESQ.
Attorneys for Petitioners,
KAYCEE ZUSMAN, of FIDUCIARY
SERVICES OF NEVADA, LLC, and
C. DOUGLAS GROSS

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 December 16 2008
TED THРАН Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy