

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: 

Print Name/Title: Tamara Waller
TITLE OFFICER

APN: 1220-16-610-006
ORDER NO.: 2080300-TA

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Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: 20.00
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FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Order Confirming Sale of Real Property

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Minden, NV 89423

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CASE NO. 08-PB-0081

JAN 23 2009

DEPT. NO. II

DOUGLAS COUNTY
DISTRICT COURT CLERK

The undersigned affirms that there is no social security number in this document.

B. SINGER

BY _____ DEPUTY

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

IN THE MATTER OF THE ESTATE

OF

ORDER CONFIRMING SALE
OF REAL PROPERTY

JONI PURVIS BEASLEY, also known as JOAN BEASLEY, also known as JONI BEASLEY, also known as WILMA JOAN BEASELY [sic],

Deceased.

The Return of Sale of Real Property and Petition for Confirmation of REBECCA LIN ERWIN TAGGART, Personal Representative of the estate of JONI PURVIS BEASLEY, also known as JONI BEASLEY, deceased, having been duly filed herein, said petition came on regularly for hearing before this Court on the 26th day of January, 2009. After examining the verified Petition, and after hearing the evidence, the Court finds as follows:

1. On October 23, 2008, Petitioner filed with the Court an Inventory, Appraisement and Record of Value (hereinafter: "the Inventory and Appraisement") showing all of the Estate of JONI PURVIS BEASLEY, deceased (hereinafter: the "Estate")



1 which has come to her possession or knowledge. Among the
2 assets of the Estate is a single-family dwelling located at
3 949 Morningstar Court, Gardnerville, Douglas County, Nevada
4 (hereinafter referred to as "the Parcel").

5 2. It is necessary that the Parcel be sold so that the
6 cash proceeds may be applied to costs and expenses of
7 administration of the Estate, with the residue to be
8 distributed to the beneficiaries of the Estate. It is for the
9 advantage, benefit, and best interest of the Estate and those
10 interested therein that the Parcel be sold.

11 3. Pursuant to the foregoing and in accordance with the
12 provisions of law relative thereto, Petitioner, as Personal
13 Representative of the Estate, after publishing notice as shown
14 by Affidavit of Publication on file herein, on December 31,
15 2008, at private sale, sold the real property belonging to the
16 Estate which is described in paragraph 7 of this Order to
17 THOMAS D. DUNCAN and EVELIA REYES-DUNCAN, husband and wife as
18 joint tenants with right of survivorship, for the sum of TWO
19 HUNDRED THIRTY THOUSAND DOLLARS (\$230,000), with the Estate
20 paying for the owner's policy of title insurance, removing the
21 wood stove prior to close of escrow, clearing the back yard of
22 debris and personal property, and selling the Parcel in "as
23 is" condition; this being the highest and best bid made for
24 purchase of the Parcel.
25

26 4. The sale was legally conducted and complied with the
27 requirements of NRS 148.240, and notice of the time, place and
28 terms of the sale was given as prescribed by law.



1 5. The Parcel was appraised by Marsha Williams within
2 one year prior to the date of the above-referenced sale, to-
3 wit: as of the date of the decedent's death on December 12,
4 2007, at a value of Two Hundred Ninety-Eight Dollars
5 (\$298,000). The sum offered therefore represents approximately
6 79% of the December 12, 2007, fair market value of the
7 property sold. If it so chooses, the Court may take judicial
8 notice of the continually declining fair market value of like
9 parcels of real property since December 12, 2007.

10 6. There is a brokerage commission payable in
11 connection with the sale in the sum of Thirteen Thousand Eight
12 Hundred Dollars (\$13,800). By the terms of the sale, the
13 Estate will be required to pay a title insurance premium, the
14 real property transfer tax, and certain customary closing
15 costs and prorations at the close of escrow.

16 7. The real property sold is situated in the county of
17 Douglas, state of Nevada, commonly known as 949 Morningstar
18 Court, Gardnerville, Nevada 89460, and is more particularly
19 described as follows:
20

21 All that certain real property situated in the State
22 of Nevada, County of DOUGLAS, described as follows:

23 Lot 455, as said lot is shown on the Official Plat
24 of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the
25 office of the County Recorder of Douglas County,
26 Nevada, on June 1, 1965, in Book 1 of Maps, filed as
27 No. 28309, and Title Sheet amended on June 4, 1965,
28 as Filing No. 28377.

Assessor's Parcel No. 1220-16-610-006

8. The sum offered to purchase the Parcel, which is the
proposed sale price, is not disproportionate to the value of



1 the property sold, and, after inquiring of those present in
2 Court today, it does not appear that a sum exceeding such sale
3 price by at least \$5,000 may be obtained.

4 The Court concludes that due notice was given, and, no
5 person objecting, and the Court having heard the evidence,
6 read the papers, and considered the matter, and no additional
7 bids having been made on the real property after inquiry by
8 the Court,

9 NOW, THEREFORE, IT IS HEREBY ORDERED:

10 A. That the sale so made of the Parcel, namely: the
11 parcel of improved real property commonly known as 949
12 Morningstar Court, Gardnerville, Douglas County, Nevada, more
13 particularly described as follows, to-wit:
14

15 All that certain real property situated in the State
16 of Nevada, County of DOUGLAS, described as follows:

17 Lot 455, as said lot is shown on the Official Plat
18 of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the
19 office of the County Recorder of Douglas County,
20 Nevada, on June 1, 1965, in Book 1 of Maps, filed as
21 No. 28309, and Title Sheet amended on June 4, 1965,
22 as Filing No. 28377.

23 Assessor's Parcel No. 1220-16-610-006

24 to THOMAS D. DUNCAN and EVELIA REYES-DUNCAN, husband and wife
25 as joint tenants with right of survivorship, for the sum of
26 TWO HUNDRED THIRTY THOUSAND DOLLARS (\$230,000), be and the
27 same is hereby confirmed; that REBECCA LIN ERWIN TAGGART,
28 Personal Representative of the estate of JONI PURVIS BEASLEY,
deceased, is hereby authorized and directed to execute
appropriate conveyances in favor of the purchaser, to be

George M. Keels, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-782-9781
Fax: 775-782-2970



BK-109
PG-6772

1 delivered through escrow, and then to deposit the estate's
2 proceeds in an estate account pending further order of this
3 Court.

4 B. That Northern Nevada Title Company is authorized and
5 directed to pay from the sale proceeds at close of escrow the
6 any customary fees or costs of seller associated with the
7 closing of escrow, including real estate commissions.

8 C. That Northern Nevada Title Company is directed to
9 make the net proceeds check payable to the Estate of JONI
10 PURVIS BEASLEY, deceased, and to deliver the check to REBECCA
11 LIN ERWIN TAGGART, Personal Representative, who is hereby
12 authorized to endorse the check and who is hereby ordered to
13 deposit those funds into a blocked estate account pending
14 further order of this Court.

15 DONE IN OPEN COURT this 26 day of January, 2009.

16
17 

18 _____
19 DISTRICT JUDGE

20
21 Submitted by:
22 George M. Keele, Esq.
23 Attorney for the Personal Representative
24 Nevada Bar No. 1701
25 1692 County Road, #A
26 Minden, NV 89423
27 Phone: 775-782-9781
28



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 1/26/09

TED THUAN Clerk of the 8th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By D. Surgen Deputy



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