

DOC # 741126
04/09/2009 01:58PM Deputy: GB
OFFICIAL RECORD
Requested By:
WESTERN TITLE INC RIDGE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-409 PG-2441 RPTT: 0.00



APN# : 1420-07-715-005

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 023962-LMS

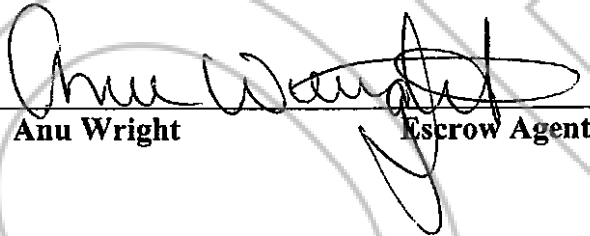
When Recorded Mail To:
Alfred Sheehan
964 Parkview Court
Carson City, NV
89705

Mail Tax Statements to: (deeds only)
Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____


Anu Wright Escrow Agent

Order Confirming Sale of Real Property

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

1 CASE NO. 08-PB-0119

2 DEPT. NO. II

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3 *This document does not contain the social*
4 *security number of any individual.*

DOUGLAS COUNTY
DISTRICT COURT CLERK

M. BIAGGINI DEPUTY

5
6
7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the matter of the Estate of:

10 HERMAN EUGENE WEIMER,

ORDER CONFIRMING SALE OF
REAL PROPERTY

11 Deceased.
12 _____

13
14 This matter came on for hearing this 9th day of March, 2009. The Personal Representative,
15 Alfred Sheehan and his attorney, James R. Hales, Esq., of Rowe & Hales, LLP, were in Court. Other
16 individuals were present as noted on the minutes of the Court.

17 This Court finds as follows:

18
19 1. Alfred Sheehan is the duly appointed Personal Representative of the Estate of Herman
20 Eugene Weimer. Certain real property located at 962 Parkview Court, Douglas County, Nevada, is
21 property of the Estate.

22 2. Petitioner died intestate. He had no children and his wife and parents predeceased him.
23 Decedent's only living sibling, Paul Weimer, has disclaimed his right to the estate. Accordingly, under
24 Nevada intestate law, Decedent's assets will pass to his nieces and nephew: Brigitte Gansera, Ulrich
25 Weimer and Waltraud Deuss.

26
27 3. All beneficiaries of the estate live in Germany. It is their desire that the real property
28 be sold and the proceeds transferred to them in Germany.



BK-409
PG-2442

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4. NRS 148.050 allows for the sale of the real property of the estate when it is for the advantage, benefit and best interest of the estate and any interested persons in any property of the estate, and accordingly this Court finds that selling the real property is in the best interest of this estate.

5. The real property was appraised at \$245,000, by Kay Mathews, a licensed real estate appraiser.

6. A contract for sale was entered into between the Petitioner and Marvin and Marietta Caldwell for a total purchase price of \$232,500. This amount is \$12,500 less than the appraised value.

7. The Court finds that while the contract price is slightly lower than appraised value, under current market conditions the amount seems fair and appropriate.

8. Petitioner retained Dennis McDuffee of Coldwell Banker, Itildo, as a listing agent. The purchasers have retained Robert Rose of Liberty Realty, Inc., as their agent. The total commission to be paid on the purchase is 6%. Of that amount 3% will be paid to Dennis McDuffee and 3% to Robert Rose.

9. No party appeared at the time of the hearing to submit additional bids on the property.

10. This matter was notices as required by law.

NOW THEREFORE, it is hereby ordered that the Petition to Confirm Sale of Real Property filed on February 19, 2009 is hereby granted. The Personal Representative is authorized to sell the estate's interest in that certain real property located at 962 Parkview Court, Douglas County, Nevada, to Marvin and Marietta Caldwell, on the terms and conditions set forth in the contract attached to the Petition as Exhibit 1.

The full legal description for this property is:

Lot 82, in Block M, as set forth on the Final Map of SUNRIDGE HEIGHTS, PHASE 6A & 8A, a Planned Unit Development, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, in Book 595, Page 1, as Document No.

361213 and by Certificate of Amendment record May 17, 1995, in Book 595, Page 2588, as Document 362268 and by Certificate of Amendment recorded August 17, 1995, in Book 895, Page 816, as Document No. 367680.

DONE IN OPEN COURT this 9th day of March, 2009.

Michael P. Johnson
DISTRICT COURT JUDGE

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BK-409
PG-2444

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 3/9/09

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

By M. Blaylock Deputy