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OFFICIAL RECORD

Requested By:  
MARQUIS TITLE & ESCROW

Assessor's Parcel No.: 1022-32-110-009

Douglas County - NV  
Karen Ellison - Recorder

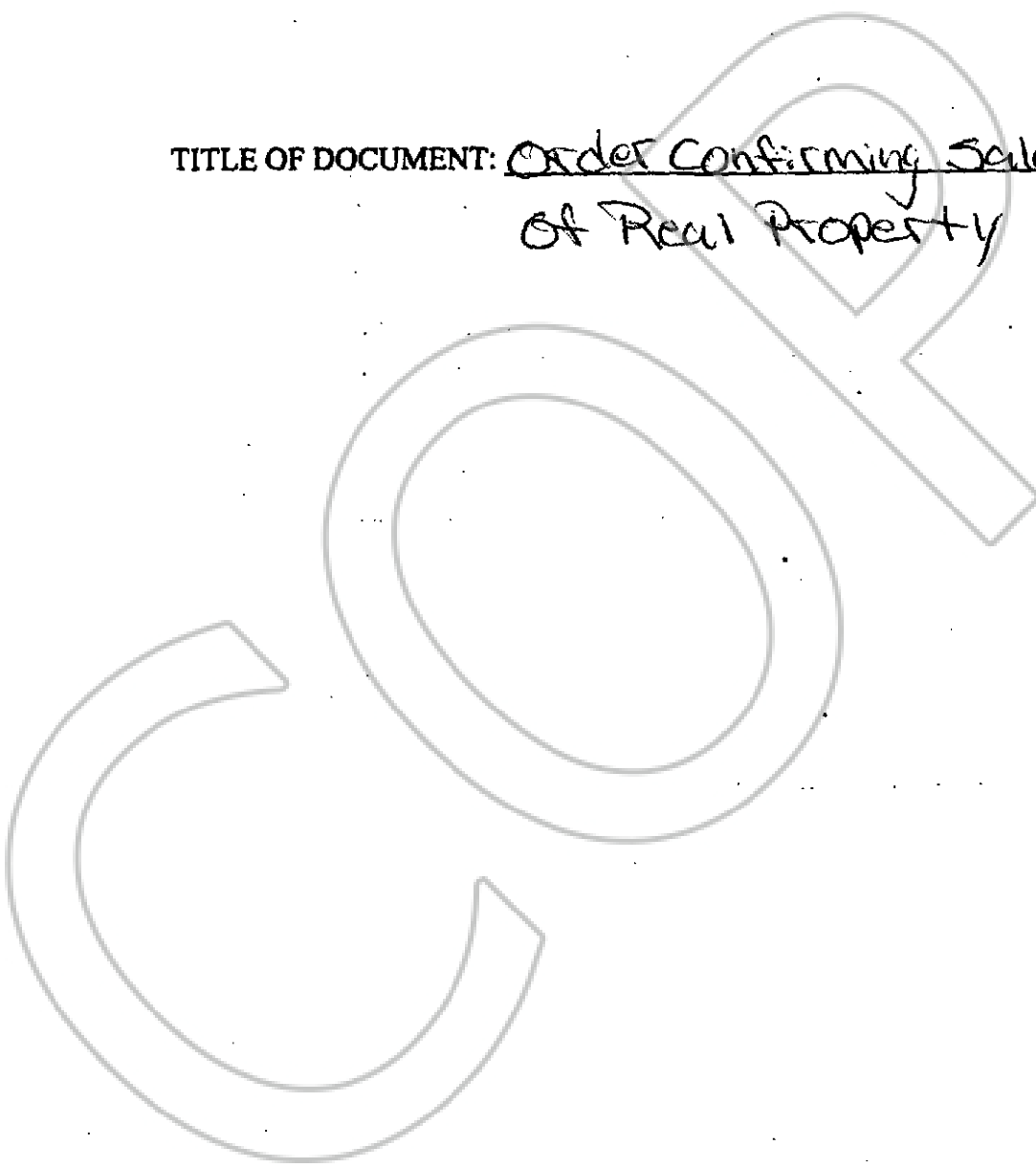
Page: 1 Of 4 Fee: 17.00  
BK-0709 PG- 4267 RPTT: 0.00



Recording Requested by:  
Marquis Title & Escrow, Inc.  
1520 U.S. Highway 395 North  
Gardnerville, NV 89410

Escrow Number: 290121-5L

TITLE OF DOCUMENT: Order Confirming Sale  
of Real Property





**FILED**

1 Case No. 09-PB-0063  
2 Dept. No. 1

NO \_\_\_\_\_

2009 JUL 16 AM 9: 35

TED THRAM  
CLERK

BY ~~GREGORY~~ DEPUTY

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

8 \*\*\*\*\*

9 IN THE MATTER OF THE  
10 ESTATE OF

11 ROBERT S. MILLER,  
12 \_\_\_\_\_  
Deceased. /

**ORDER CONFIRMING  
SALE OF REAL PROPERTY**

13 The return and petition of JAN LESLIE LYLES, as Special Administratrix of the  
14 Estate of ROBERT S. MILLER, for confirmation of sale of the real property described  
15 herein, by the Executrix of the Estate, having come on regularly for hearing before this  
16 Court on the 14<sup>th</sup> day of July, 2009, the Court after examining the verified return and  
17 petition, and hearing the evidence, finds:

- 18 1. That due notice of the hearing of such return and petition has been given
- 19 as required by law and that all of the allegations of said Petition are true.
- 20 2. That said sale was legally made and fairly conducted; that notice of the
- 21 time, place, and terms of the sale was given as prescribed by law.
- 22 3. That said property was appraised as of April 25, 2009, the date of death,
- 23 and that said sum offered represented the fair market value of the property sold.
- 24 4. Earlier this date, JAN LESLIE LYLES was appointed Executrix of the
- 25 Estate of ROBERT S. MILLER.
- 26 5. The proposed sale is for the sum of THREE HUNDRED TWENTY-ONE
- 27 THOUSAND DOLLARS (\$321,000.00) all cash, to the estate of ROBERT S. MILLER,
- 28 for the real property located at 2009 Goldfield Drive, Gardnerville, Douglas County,

1 Nevada, and described as follows:

2 Lot 64 , as shown on the map of TOPAZ SUBDIVISION,  
3 filed for record in the office of the County Recorder of  
4 Douglas County, State of Nevada, on August 10, 1954, in  
5 Book 1 of Maps, as File No. 9774.

6 APN 0000-39-162-030

7 6. That the sales price is not disproportionate to the value of the property  
8 sold. The legatees under the Will of ROBERT S. MILLER waived their right to have the  
9 Court entertain additional bids.

10 7. No one appeared in Court seeking to present a bid higher than that of  
11 GEORGE WIDMARK and LYDIA WIDMARK, and no one objected to their bid.

12 THEREFORE, IT IS ORDERED by the Court that:

13 1. The sale so made of the real property described is situated at 2009  
14 Goldfield Drive, Gardnerville, Douglas County, Nevada, and described as follows:

15 Lot 64 , as shown on the map of TOPAZ SUBDIVISION,  
16 filed for record in the office of the County Recorder of  
17 Douglas County, State of Nevada, on August 10, 1954, in  
18 Book 1 of Maps, as File No. 9774.

19 APN 0000-39-162-030

20 and said sale being made to GEORGE WIDMARK and LYDIA WIDMARK, for the sum  
21 of THREE HUNDRED TWENTY-ONE THOUSAND DOLLARS (\$321,000.00), all cash  
22 to the estate of ROBERT S. MILLER. That the same hereby is confirmed; that JAN  
23 LESLIE LYLES, as Executrix of the Estate of ROBERT S. MILLER, is hereby  
24 authorized and directed to pay the brokerage commission, title insurance premium, real  
25 property transfer tax and customary closing costs and prorations incident to such sale  
26 through a proper escrow established for such purpose as set forth in the sales  
27 agreement, and upon receipt of the purchase price aforesaid through such escrow, said  
28 JAN LESLIE LYLES, as Executrix of the Estate of ROBERT S. MILLER is directed to  
execute appropriate conveyances in favor of said purchasers to be delivered through  
such escrow.

2. There being no persons present in Court submitting a higher bid or

1 otherwise objecting to the bid of GEORGE WIDMARK and LYDIA WIDMARK, the Court  
2 finds that no one has standing to appeal this sale.

3 3. That the proceeds from the sale of said real property shall be allocated to  
4 the JAN LESLIE LYLES, as the Executrix of the estate of ROBERT S. MILLER.

5 IT IS SO RECOMMENDED this 15 day of July, 2009.

6 *David R. Gable*  
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8 DISTRICT JUDGE

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ORIGINAL

**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 7/16/09

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

By *Ted Thuan* Deputy