

Assessor's Parcel Number: 1220-16-610-031

Recording Requested By:

Name: Rebecca Taggart

Address: 642 E. Monument Street

City/State/Zip Colorado Springs, CO 80903

R.P.T.T.: Ø

DOC # 749062
08/17/2009 02:42PM Deputy: SG
OFFICIAL RECORD
Requested By:
FIRST AMERICANTITLE STAT
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: 20.00
BK-809 PG-3836 RPTT: 0.00



Order Confirming Sale of Real Property
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

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DOUGLAS COUNTY
DISTRICT COURT CLERK

TED THUAN
CLERK

BY ~~WILFERT~~ DEPUTY

1 CASE NO. 08-PB-0081

2 DEPT. NO. II

3 The undersigned hereby affirms
4 that there is no social security
5 number in this document.

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

7 IN AND FOR THE COUNTY OF DOUGLAS

8
9
10 IN THE MATTER OF THE ESTATE

11 OF

ORDER CONFIRMING
SALE OF REAL
PROPERTY

12 JONI PURVIS BEASLEY, also
13 JOAN BEASLEY JOAN BEASLEY, also
14 JOAN BEASLEY JONI BEASLEY, also
15 JOAN BEASLEY WILMA JOAN BEASELY [sic],

Deceased.

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17
18 The Return of Sale of Real Property and Petition for
19 Confirmation of REBECCA LIN ERWIN TAGGART, Personal
20 Representative of the estate of JONI PURVIS BEASLEY, also
21 JOAN BEASLEY, deceased, having been duly filed herein, said
22 petition came on regularly for hearing before this Court on
23 the 10th day of August, 2009. After examining the verified
24 Petition, and after hearing the evidence, the Court finds as
25 follows:

26 1. On October 23, 2008, Petitioner filed with the
27 Court an Inventory, Appraisement and Record of Value
28 (hereinafter: "the Inventory") showing all of the Estate of



1 JONI PURVIS BEASLEY, deceased (hereinafter: the "Estate")
2 which has come to her possession or knowledge. Among the
3 assets of the Estate is a single-family dwelling located at
4 1376 Jobs Peak, Gardnerville, Douglas County, Nevada
5 (hereinafter referred to as "the Parcel").
6

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

13 3. Pursuant to the foregoing and in accordance with
14 the provisions of Nevada law relative thereto, Petitioner,
15 as Personal Representative of the Estate, after notice
16 published as shown by Affidavit of Publication on file
17 herein, to which reference is hereby made for further
18 particulars, on July 15, 2009, at private sale, sold the
19 Parcel to RICHARD M. KELBUS for the sum of ONE HUNDRED SEVEN
20 THOUSAND DOLLARS (\$107,000), with the Estate paying for the
21 pest control inspection, one-half of the owner's policy of
22 title insurance, and selling the parcel in "as is"
23 condition; this being the highest and best bid made for
24 purchase of the Parcel.

25 4. Pursuant to subsection 2 of Section 148.260 of the
26 Nevada Revised Statutes, each of the four devisees/heirs of
27 the Estate have consented in writing to sale of the Parcel
28 commonly known as 1376 Jobs Peak without an appraisal. Said



1 four devisees/heirs have requested that this Court dispense
2 with the requirement of an appraisal and rely instead on the
3 assessed value of the property for taxation in determining
4 confirmation of the sale.
5

6 5. The sale was legally made and fairly conducted.
7 Petitioner represents to the Court that the sale price of
8 the Parcel is not disproportionate to its fair market value,
9 notwithstanding that the Parcel was appraised at \$210,000 as
10 of December 12, 2007, i.e. the date of death of JONI PURVIS
11 BEASLEY. The Court further takes judicial notice of the
12 precipitous decline in the national, regional, and local
13 market in real estate sales since December 12, 2007, and
14 concludes that because devisees or heirs, pursuant to
15 subsection 2 of NRS 148.260, have consented in writing to
16 the sale of the property for the severely reduced price of
17 \$107,000, the sale should therefore be confirmed, by the
18 Court.

19 6. There is a brokerage commission payable in
20 connection with the sale in the sum of Six Thousand Four
21 Hundred Twenty (\$6,420), which the Court approves as
22 reasonable. By the terms of the sale, the Estate will also
23 be required to pay certain customary closing costs and
24 prorations at the close of escrow.

25 7. The real property sold is situated in the county
26 of Douglas, state of Nevada, commonly known as 1376 Jobs
27 Peak, Gardnerville, Nevada, and is more particularly
28 described as follows:



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

Lot 208, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on June 4, 1965, as Filing No. 28377.

Assessor's Parcel No. 1220-16-610-031

8. The sum offered to purchase the Parcel, which is the sale price of \$107,000 for which confirmation is sought, is not disproportionate to the value of the Parcel sold, and, after inquiring of those present in Court today, it does not appear that a sum exceeding such sale price by at least \$5,000 may be obtained.

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

NOW, THEREFORE, IT IS HEREBY ORDERED:

A. That the sale so made of the Parcel, namely: the parcel of improved real property commonly known as 1376 Jobs Peak, Gardnerville, Douglas County, Nevada, more particularly described as follows, to-wit:

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



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Assessor's Parcel No. 1220-16-610-031

to RICHARD M. KELBUS, a single man, for the sum of ONE HUNDRED SEVEN THOUSAND DOLLARS (\$107,000), be and the same is hereby confirmed; that REBECCA LIN ERWIN TAGGART, Personal Representative of the estate of JONI PURVIS BEASLEY, also known as JOAN BEASLEY, deceased, is hereby authorized and directed to execute appropriate conveyances in favor of the purchaser, to be delivered through escrow, and then to deposit the estate's net proceeds as set forth in paragraph C, *infra*.

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

C. That First American Title Company is directed to make the net proceeds check payable to the Estate of JONI PURVIS BEASLEY, also known as JOAN BEASLEY, deceased, and to deliver the check to REBECCA LIN ERWIN TAGGART, Personal Representative, who is hereby authorized to endorse the

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check and to deposit those funds into a blocked estate
account pending further order of this Court.

DONE IN OPEN COURT this 10 day of August, 2009.

DISTRICT JUDGE

Submitted by:
George M. Keele, Esq.
Attorney for the Personal Representative
Nevada Bar No. 1701
1692 County Road, #A
Minden, NV 89423
Phone: 775-782-9781

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

8/10/09

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

By

Deputy