

DOC # 752176
10/13/2009 01:58PM Deputy: DW
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1009 PG-2644 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: Tamara Waller

Print Name/Title: Tamara Waller

APN: 1220-16-310-066

ORDER NO.: DO-2090624-WD/1091935

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: ORDER CONFIRMING SALE OF REAL PROPERTY

WHEN RECORDED MAIL TO:

Northern Nevada Title Company
1483 Hwy 395, Suite B
Gardnerville, NV 89410



Case No. 07-PB-0122

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The under signed hereby affirms this
Document does not contain a social security number

DOUGLAS COUNTY
CLERK

TED THUAN
CLERK

[Handwritten Signature]

BY **K. WILFERT** DEPUTY

IN THE NINTH DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

CATHARINA E. MURRAY,

Deceased

)
) ORDER CONFIRMING SALE
) OF REAL PROPERTY
)
)
)

The return and petition of NEAL MURRAY, SR. Executor of the Estate of CATHARINA E. MURRAY, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on October 12, 2009 the Court after examining the verified return and petition, and hearing the evidence, finds:

That all of the allegations of said petition are true.

That notice of the hearing of such return and petition have been adhered to as the Petitioner has given notice as required by law pursuant to NRS 148.060 (2).



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That said sale was legally made and fairly conducted; that notice of the sale was not required by law but was nonetheless given pursuant to NRS 155.010.

That the sum offered represents the fair market value of the property, as the property has been on the market, listed by nationally recognized real estate companies, and advertised diligently for eighteen months and this offer was the first viable offer made on it.

It does not appear that a sum exceeding such price by at least 10% may be obtained.

IT IS THEREFORE ORDERED by the Court that the sale of the real property described as:

A Townhouse commonly known as 1278 Redwood Circle, Gardnerville, Nevada 89410, Assessors Parcel Number 1220-16-310-066. Lot no. 82 Block K, of Sequoia Village Townhouses 1, Recorded on November 14, 1974 as Document No. 038712, Book No. 1179, Page No. 776. Certificate of Amendment recorded on July 14, 1980, as Doc. No. 46136. Recorded on May 10, 1996 as Doc. No. 387486. Affidavit Terminating Community Property With Right Of Survivorship recorded on January 25, 2008 as Doc. No. 0716837 in the Office of the Douglas County, Nevada Recorder.

to The CAMERON FAMILY TRUST, for the sum of Seventy Five Thousand Dollars (\$75,500.00), per the Purchase Agreement filed with this Court, be hereby confirmed;

IT IS FURTHER ORDERED, that said NEAL MURRAY, SR., Executor of the

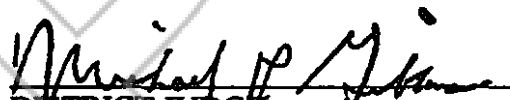


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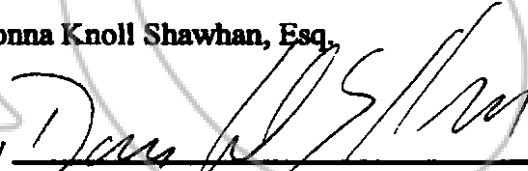
Estate of CATHARINA E. MURRAY, deceased, is hereby authorized and directed to pay the customary brokerage commission percent pursuant to the contract.

IT IS FURTHER ORDERED, that NEAL MURRAY, SR., Executor of the Estate of CATHARINA E. MURRAY, deceased, is hereby authorized and directed to pay, if any, the proper title insurance premium, real property transfer tax and customary closing costs and pro-rations incident to such sale according to the terms of the Purchase Agreement, through a proper escrow established for such purposes, and upon receipt of the purchase price aforesaid through such escrow, said Executor is directed to execute appropriate conveyances in favor of said purchaser to be delivered through such escrow.

DATED this 12 day of October, 2009.


DISTRICT JUDGE

Donna Knoll Shawhan, Esq.

By 
DONNA KNOLL SHAWHAN, ESQ.
Nevada Bar No. 005129
1640 Zaldia Drive
Minden, Nevada 89423
Attorney for Petitioner

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 10/12/09
TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By  Deputy