

APN 1420-07-816-027

APN _____

APN _____

DOC # **752909**
10/28/2009 09:25AM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 18.00
BK-1009 PG-5724 RPTT: 0.00



FOR RECORDER'S USE ONLY

**TITLE OF DOCUMENT: ORDER ON PETITION FOR CONFIRMATION OF SALE
OF A 50% INTEREST IN REAL PROPERTY**

WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE
1673 LUCERNE STREET #A
MINDEN NV, 89423



BK-1009
PG-5725

752909 Page: 2 of 5 10/28/2009

RECEIVED

OCT 21 2009

FILED

1 CASE NO: 09-PB-0072


DOUGLAS COUNTY
DISTRICT COURT CLERK

2009 OCT 27 PM 1:43

2 DEPT. NO. 1

3 I hereby affirm that this document does not contain
the social security number of any person or persons.

TED THRAN
CLERK

4 
5 Printed Name: Rachelle J. Nicolle

BY  DEPUTY

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

9
10)
11 In the matter of the Guardianship of)
12 the person and estate of)
13 JUNE C. GEYER,)
14 An Adult Ward)
15)
16)

ORDER ON PETITION FOR
CONFIRMATION OF SALE OF A 50%
INTEREST IN REAL PROPERTY

17 COMES NOW, the Petitioner ANNA L. GEYER, Guardian of the Estate for the
18 Guardianship of JUNE C. GEYER, (the "Adult Ward"), by and through her counsel,
19 RACHELLE J. NICOLLE, and files herewith this PETITION FOR CONFIRMATION OF
20 SALE OF A 50% INTEREST IN REAL PROPERTY as follows:

21 This matter came on for hearing before the above-entitled court on the 27TH day of
22 October 2009. The petitioner, ANNA L. GEYER, Guardian of the Estate, was represented by
23 and through his counsel, Rachelle J. Nicolle. The Court finds that due and proper notice has
24 been given in accordance with law. No person appearing either by pleading or in person, to
25 oppose the Petition or to bid on the property at the hearing.



1 The Court hereby finds as follows:

2 At the time of her Guardianship, JUNE C. GEYER, an Adult Ward, owned a 50% interest in the
3 real property located at 926 Ranchview Circle, Carson City, Douglas County, Nevada, and more
4 particularly described as follows:

5 All that real property situated in the unincorporated area, County of Douglas, State of
6 Nevada, bounded and described as follows:

7 Lot 7, in Block N, as set forth on that certain Final Map of SUNRIDGE HEIGHTS,
8 PHASES 7B and 9, a Planned Unit Development, recorded in the office of the
9 Douglas County Recorder on September 5, 1995 in Book 995, Page 410, as
10 Document No. 369825, and by Certificate of Amendment recorded August 14,
11 1996 in Book 896, Page 2588, as Document No. 394289, Official Records.

12 **A.P.N. 1420-07-816-027 (old APN 21-531-07)**

13 Together with all and singular the tenements, hereditaments and appurtenances
14 thereunto belonging or in anywise appertaining, and any reversions, remainders,
15 rents, issues or profits thereof.

16
17 1. The property was appraised on September 24, 2009 as having a value of
18 \$209,000.00, by a licensed Nevada appraiser, Randee Pelcher of R and R
19 Appraisals. A copy of this appraisal is on file with the Court.

20 2. The Guardian of the Estate has determined that the property should be sold.

21 3. The Guardian of the Estate together with the Trustees of the R.C. GEYER
22 TRUST, U/D/T 6/22/2009 have jointly received an offer to purchase the subject
23 property by ERNEST LEE and CHERYL H. LEE for TWO HUNDRED FOUR
24 THOUSAND DOLLARS and NO CENTS (\$204,000.00). Said purchase is to be
25 for cash.



- 1 4. The Guardian of the Estate and the Trustees used the services of Lauren Saunders,
2 agent with Century 21 Clark Properties. Kenneth M. Coonrod, agent with
3 Century 21 Clark Properties represented the purchaser. The realtors are to split
4 the 6% commission for the sale.
- 5 5. There will be normal closing costs split 50/50 between the sellers and purchasers.

6
7
8 Based upon the above findings, and good cause appearing therefore, it is hereby

9 **ORDERED** as follows:

- 10 1. The purchase of the real property located at 926 Ranchview Circle, Carson City,
11 Douglas County, Nevada, and more particularly described above, by ERNEST
12 LEE and CHERYL H. LEE for TWO HUNDRED FOUR THOUSAND
13 DOLLARS and NO CENTS (\$204,000.00) is approved and confirmed in all
14 respects. It is ordered that said property be and hereby is transferred to ERNEST
15 LEE and CHERYL H. LEE upon payment of the purchase price of \$204,000.00.
- 16 2. The Guardian of the Estate, Anna L. Geyer, is hereby authorized and ordered to
17 execute a Guardian of the Estate's Deed conveying the Guardianship's fifty
18 percent (50%) interest in said property to ERNEST LEE and CHERYL H. LEE,
19 husband and wife as joint tenants with right of survivorship, upon payment of the
20 purchase price and said Deed shall thereafter be recorded in the office of the
21 County Recorder of Douglas County, Nevada, along with a certified copy of this
22 Order.
- 23 3. The Guardian of the Estate is authorized to pay the Guardianship's share of the
24 6% real estate commissions and the Guardianship's share of the closing costs
25 from the proceeds of the sale.

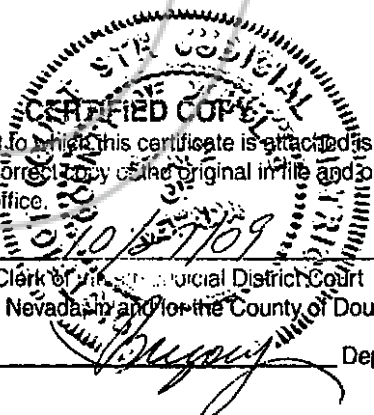


4. The title company handling the sale shall issue separate payouts for the June C. Geyer Guardianship's 50% share of the proceeds of the sale and the R.C. Geyer Trust's 50% share of the proceeds.

DATED this 27th day of October 2009.

[Handwritten Signature]
District Judge SDJ

Prepared and Submitted by
Rachelle J. Nicolle #5441
Attorney for Petitioner
1662 Highway 395, Suite 214
Minden, NV 89423
(775) 782-0442



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 10/27/09
TED THРАН Clerk of the District Court
of the State of Nevada and for the County of Douglas.
By [Signature] Deputy