

APN 1320-02-001-038

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DOC # **752961**  
10/29/2009 10:50AM Deputy: DW  
**OFFICIAL RECORD**  
Requested By:  
**FIRST AMERICAN TITLE MIN**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1009 PG-6019 RPTT: 0.00



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: ORDER TO CONFIRM SALE OF REAL PROPERTY

WHEN RECORDED MAIL TO:

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



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OCT 26 2009

2009 OCT 26 PM 1:37

DOUGLAS COUNTY  
DISTRICT COURT CLERK

TED THUAN  
CLERK  
K. WILFERT

BY \_\_\_\_\_ DEPUTY

1 Case No. 08 PB 00135 DC

2 Dept. No. II

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

4 IN AND FOR THE COUNTY OF DOUGLAS

5 In the Matter of the Estate of

6 ROBERT DEAN JENNINGS,

7 **ORDER TO CONFIRM SALE OF**  
8 **REAL PROPERTY**

9 deceased.

10 The Petition to Confirm Sale of Real Property of JOHN GARDNER, Executor of the Estate  
11 of ROBERT DEAN JENNINGS, deceased, for confirmation of sale of the real property hereinafter  
12 described, having come on regularly for hearing before this Court on the 26<sup>th</sup> day of October, 2009,  
13 the Court after examining the Petition and hearing the evidence finds:

- 14 1. Due notice of the hearing of Petition has been given as required by law and that all
- 15 of the allegations of said Petition are true.
- 16 2. Said sale was legally made and fairly conducted and notice of the time, place and
- 17 terms of the sale was given as prescribed by law.
- 18 3. Said property was appraised within one year prior to said sale at \$235,000 and the
- 19 sum offered is a fair price for said property, \$200,000.
- 20 4. Said sale is necessary in order that the proceeds thereof may be applied to provide
- 21 cash proceeds for distribution of the estate, and that it is for the advantage, benefit and best interest
- 22 of said estate and those interested therein that said real property be sold.

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25 KILPATRICK, JOHNSTON & ADLER, Attorneys at Law, 412 North Division St., Carson City, Nevada 89703-4168, (775) 882-6112, 883-5149



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5. The sale price is a fair price for the property sold and it does not appear that a sum exceeding such sale price by at Five Thousand Dollars (\$5,000) may be obtained.

IT IS THEREFORE ORDERED that the sale so made of the real property located at 2544 Fremont Street, Minden, Nevada, held in the name of ROBERT DEAN JENNINGS to Brian and Amy Aspenleiter, for the sum of Two Hundred Thousand and no/100 Dollars (\$200,000.00) be, and the same is hereby confirmed; that a particular description of said real property in Minden, State of Nevada, is as follows:

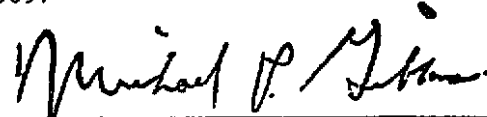
All that certain lot, place or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel B43, as set forth on that certain Parcel Map for Nevada National Bank, Section 2, Township 13 North Range 20 East M.D.B. & M., filed for record in the office of the County Recorder of Douglas County, Nevada on February 24, 1983 in Book 283, Page 1787, Document No. 76419 of Official Records of Douglas County, Nevada.

A.P.N. 23-500-11

IT IS FURTHER ORDERED that said Executor of the Estate of ROBERT DEAN JENNINGS, deceased, is hereby authorized and directed to pay the customary closing costs, a real estate sale commission of six percent, and prorations incident to said sale, any liens outstanding upon the property, and upon receipt of the purchase price aforesaid through such escrow said Executor is directed to execute appropriate conveyances in favor of said purchaser.

DATED this 26 day of October, 2009.



DISTRICT JUDGE

**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 10/26/09  
TED THRAN, Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,  
By [Signature] Deputy