APN: 1420-28-311-005

ORDER NO.: DO-2090640-TA

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Karen Ellison - Recorder
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TITLE OF DOCUMENT: ORDER CONFIRMING SALE OF REAL PROPERTY

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Rowe & Hales Attorneys At Law

Physical Address 1638 Esmeralda Street Minden, NV 89423 (775) 782-8141 CASE NO. 08-PB-0140

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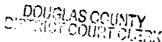
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IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of:

ELIZABETH VIRGINIA RODGERS.

ORDER CONFIRMING SALE OF REAL PROPERTY

Deceased.

This matter came on for hearing this 13th day of October, 2009. The Personal Representative, Joseph Lewis Rodgers, Jr.'s attorney, James R. Hales, Esq., of Rowe & Hales, LLP, was in Court. Other individuals were present as noted on the minutes of the Court.

This Court finds as follows:

- 1. Joseph Lewis Rodgers, Jr., is the duly appointed Personal Representative of the Estate of Elizabeth Virginia Rodgers.
- 2. Certain real property located at 1230 Jackie Lane, Minden, Douglas County, Nevada, is property of the Estate.
- 3. Since there are five equal beneficiaries of this estate, the only practical method for distributing the value of the estate is to sell the home and distribute the cash.
- 4. NRS 148.050 allows for the sale of the real property of the estate when it is for the advantage, benefit and best interest of the estate and any interested persons in any property of the estate, and accordingly this Court finds that selling the real property is in the best interest of this estate.

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- 5. The real property was appraised at \$428,000, by Randee Pelcher, a licensed real estate appraiser.
- A contract for sale was entered into between the Petitioner and Robert L. Lopez for a total purchase price of \$435,000. This amount is \$7,000 more than the appraised value.
- 7. Petitioner retained Linda Hatfield of Coldwell Banker, ITILDO, as a listing agent. The purchasers have retained Elise Westerlund, also of Coldwell Banker, ITILDO, as their agent. The total commission to be paid on the purchase is 6%. This commission is appropriate. The commission will be paid to Coldwell Banker, ITILDO, and will be divided between the agents as agreed between them.
 - 8. No party appeared at the time of the hearing to submit additional bids on the property.
 - This matter was noticed as required by law. 9.

NOW THEREFORE, it is hereby ordered that the Petition to Confirm Sale of Real Property filed on September 22, 2009 is hereby granted. The Personal Representative is authorized to sell the Estate's interest in that certain real property located at 1230 Jackie Lane, Minden, Douglas County, Nevada, to Robert L. Lopez, on the terms and conditions set forth in the contract attached to the Petition as Exhibit 1.

The full legal description for this property is:

Lot 137, Block H, as shown on the Final Map #PD99-02-05 for SARATOGA SPRINGS ESTATES UNIT 5, A PLANNED DEVELOPMENT recorded in the Office of the County Recorder of Douglas County, Nevada, on May 4, 2001, in Book 0501, at Page 1402, as Document No. 513570, and further Certificate of Amendment recorded July 17, 2001 as Document No. 518483.

ASSESSOR'S PARCEL NUMBER: 1420-28-311-005.

DONE IN OPEN COURT this 13th day of October, 2009.



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Ву.