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Douglas County - NV
Karen Ellison - Recorder
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APN: 1420-28-311-005
ORDER NO.: DO-2090640-TA
1091989

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TITLE OF DOCUMENT: ORDER CONFIRMING SALE OF REAL PROPERTY

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753251 Page: 2 of 4 11/03/2009

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DOUGLAS COUNTY
DISTRICT COURT CLERK

TED THUAN
CLERK

~~WILLIAM~~ DEPUTY

1 CASE NO. 08-PB-0140

2 DEPT. NO. I

3 *This document does not contain the social*
4 *security number of any individual.*

Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775)782-3683

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

8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the Estate of:

10 ELIZABETH VIRGINIA RODGERS,

ORDER CONFIRMING SALE OF
REAL PROPERTY

11 Deceased.

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775) 782-8141

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

17 This Court finds as follows:

- 18 1. Joseph Lewis Rodgers, Jr., is the duly appointed Personal Representative of the Estate
- 19 of Elizabeth Virginia Rodgers.
- 20 2. Certain real property located at 1230 Jackie Lane, Minden, Douglas County, Nevada,
- 21 is property of the Estate.
- 22 3. Since there are five equal beneficiaries of this estate, the only practical method for
- 23 distributing the value of the estate is to sell the home and distribute the cash.
- 24 4. NRS 148.050 allows for the sale of the real property of the estate when it is for the
- 25 advantage, benefit and best interest of the estate and any interested persons in any property of the estate,
- 26 and accordingly this Court finds that selling the real property is in the best interest of this estate.
- 27
- 28



Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775)782-3685

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775) 782-8141

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5. The real property was appraised at \$428,000, by Randee Pelcher, a licensed real estate appraiser.

6. 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.

9. This matter was noticed as required by law.

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.

DISTRICT COURT JUDGE



COPY

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 10/13/09

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

By [Signature] Deputy