

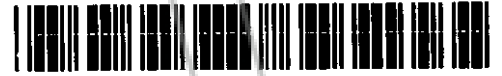
The undersigned hereby affirms that this document submitted for recording does not contain the Social Security number of any person or persons (NRS 239B.030)  
NORTHERN NEVADA TITLE COMPANY

By: \_\_\_\_\_

Print Name/Title: Sherry Ackermann

APN: 1320-31-511-028  
ORDER NO.: 1095038-WD

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-1110 PG- 3111 RPTT: 0.00



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

RECEIVED

NOV - 8 2010

DOUGLAS COUNTY DISTRICT COURT CLERK

1 CASE NO. 10-PB-0045

FILED

2 DEPT. NO. II

2010 NOV -8 PM 1:51

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

TED THRAH  
CLERK

MP GREGORY DEPUTY

6  
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 PHYLLIS E. JONES,

**ORDER CONFIRMING SALE OF REAL  
PROPERTY**

11 Deceased  
12 \_\_\_\_\_ /

13  
14 This matter came on for hearing this 8th day of November, 2010. This Court having been fully  
15 advised, does hereby find and order as follows:

16 1. Phyllis E. Jones (hereafter "Decedent") died on the 21st day of December, 2009. At the  
17 time of her death, Decedent resided in Douglas County Nevada.

18 2. On May 14, 2010, this Court issued Letters of Special Administration appointing James  
19 Koenig and Elizabeth Ann Smith as Special Administrators. On June 7, 2010, this Court entered its  
20 Order Admitting the Will to Probate and Issuing Letters Testamentary to James Koenig and Elizabeth  
21 Smith.  
22

23 3. On July 23, 2010, an Inventory, Appraisalment and Record of Value was filed with the  
24 Court.  
25

26 4. The real property identified in the Inventory is located at 1661 Mackland Avenue,  
27 Minden, Nevada, 89423. The legal description for this property is:

28 ///

1 A portion of the Northeast 1/4 of Section 31, Township 12 North,  
2 Range 20 East, M.D.B.&M., more particularly described as follows:

3 Parcel No. 3, as shown on that certain PARCEL MAP FOR  
4 MACKLAND AND CATTLE COMPANY, filed for record in the  
5 office of the county Recorder of Douglas County, Nevada on July 26,  
6 1984 as File No. 104170, of Official Records of Douglas County,  
7 Nevada.

8 Assessors Parcel No. 1320-31-511-028.

9 5. Paragraph Eight (c) of the Will grants to the Personal Representative authority to sell  
10 the assets of the estate.

11 6. The real property located at 1661 Mackland Avenue is subject to a reverse mortgage.  
12 A three-month extension was obtained from Sun West Mortgage Company, Inc., by the Personal  
13 Representatives before the mortgage became due. A second three-month extension was obtained which  
14 extends the loan through December, 2010. The Personal Representatives have been advised by Sun  
15 West Mortgage Company, Inc., that no additional extensions will be granted.

16 7. Petitioner retained a local real estate agent, Russ Davidson, to provide professional  
17 services in marketing and selling the home.

18 8. On October 7, 2010, a contract for sale was entered into between the Petitioner and  
19 Simon Properties for a total purchase price of \$278,000.

20 9. The buyer has agreed to purchase the home in an "AS IS" condition.

21 10. The purchase price is for less than the appraised value. In light of the general nature  
22 of the declining values of real estate in Douglas County, the Court finds that it is in the best interest of  
23 the estate to sell the property for below appraised value.

24 11. The Court further finds that the real estate commission of 6% is appropriate, with 3%  
25 being paid to Seller's agent, Russ Davidson of Re/Max Realty Affiliates and 3% to the Buyer's agent  
26 Dick McCole of Re/Max Realty Affiliates.  
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12. Notice was given as required by law

13. No higher bid was received at the time of the hearing.

NOW THEREFORE, it is hereby ordered as follows:

1. The sale of the real property located at 1661 Mackland Avenue, Minden, Douglas County, Nevada, to Simon Properties for \$278,000 is hereby approved; and

2. The payment of the commission to Russ Davidson and Dick McCole, each, of 3% of the total sales price is approved.

Done in Open Court this 8<sup>th</sup> Day of November.

*Michael P. Simon*  
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 11/8/10  
TED THUAN Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.  
By *[Signature]* Deputy