

APN 1219-04-002-007

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DOC # **785471**  
06/24/2011 02:12PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-611 PG-5164 RPTT: 0.00



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Order confirming Sale of  
Real Property and authorization  
of costs to be paid

WHEN RECORDED MAIL TO:

First American title

1673 Lucerne St #A

Minden, NV 89423



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JUN 1 2011

DOUGLAS COUNTY  
DISTRICT COURT CLERK

FILED

1 Case No. 10-PB-0102

2 Dept. No. 1

2011 JUN 20 AM 10: 57

TED THUAN  
CLERK

K. WILFERT DEPUTY

5 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

6 **IN AND FOR THE COUNTY OF DOUGLAS**

7 \* \* \* \* \*

8 IN THE MATTER OF THE  
9 GUARDIANSHIP OF THE ESTATE OF

10 BRUCE M. ORANGE,

11 An Adult.

**ORDER CONFIRMING SALE OF  
REAL PROPERTY AND  
AUTHORIZATION OF COSTS TO BE  
PAID**

12 The Court having considered the Verified Return of Sale of Real Property, Ex-Parte  
13 Petition for Confirmation and Approval for Costs of Linda Rush, Special Guardian of the Estate  
14 of Bruce M. Orange, an adult hereinafter described, and accompanying documents, as well as the  
15 written waivers of notice and publication filed herewith, and good cause appearing, finds:

16 1. That further notice and Hearing of such Return and Petition can be dispensed  
17 with based upon the written waivers filed by the Ward's heirs and on behalf of the Ward by his  
18 Guardian.

19 2. That said sale was legally made and fairly conducted.

20 3. That said sale and the sum offered represents fair market value of the real  
21 property, taking into consideration the property is in foreclosure, the paucity of qualified buyers  
22 and the requirements for approval of the short sale price by the lender.

23 4. That the sale price is equal to the appraised value of the property sold and it  
24 does not appear that a sum exceeding such sale price by at least five percent (5%) may be  
25 obtained.

26 IT IS THEREFORE ORDERED that the sale so made of the real property described  
27 below to Ross V. Johnson and Jacqueline Margaret Johnson for the sum of FIVE HUNDRED  
28 THREE THOUSAND DOLLARS (\$503,000.00), with the buyer paying the agent for the Estate a



1 cash deposit of One Thousand Dollars (\$1,000.00) and the balance in buyer's personal funds and  
2 a conventional loan, be and the same is hereby confirmed; that the description of said property is  
3 1290 Kingsbury Grade, Minden, Douglas County, and more particularly described as follows:

4 All that certain lot, piece, parcel or portion of land situated, lying and being within  
5 the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 12 North, Range 19  
6 East, M.D. B. & M., and more Particularly described as follows:

7 A lot line adjustment between Parcel C, Parcel E: 3 and Parcel E: 4 as described  
8 in Deed filed for record in Book 1287 at Page 2437, as Document No. 168986,  
9 Official Records of Douglas County, Nevada; and more particularly described as  
10 follows:

11 Commencing at the East 1/4 corner of said Section 4 as shown on that map  
12 entitled "Record of Survey for Hildegard Herz", filed for record on July 24, 1974  
13 as Document No. 74394; thence along the North line of said Section 4, South  
14 89°49' 29" West a distance of 644.60 feet to the Westerly right-of-way line of  
15 State Highway 207 (Kingsbury Grade) which is the TRUE POINT OF  
16 BEGINNING; thence continuing along said North line South 89°, 49', 29" West  
17 a distance of 123.00 feet to the Northwest corner of that parcel shown as "Gabler  
18 Property" on the aforesaid map; thence South 00°, 27', 24" West a distance of  
19 232.88 feet; thence South 00°, 11', 00" East a distance of 160.46 feet; thence  
20 North 89°, 59', 01" East a distance of 189.44 feet; thence North 45°, 33', 00" East  
21 a distance of 229.20 feet of Westerly right-of-way line of said State Highway 207;  
22 thence along said Westerly line North 44°, 27', 00" West a distance of 326.60 feet  
23 to the TRUE POINT OF BEGINNING.

24 A.P.N. 19-041-21

25 Together with an easement for roadway and access purposes over the following  
26 describer parcel:

27 Commencing at the East 1/4 corner of Section 4 as shown on that map entitled  
28 "Record of Survey for Hilegard Herz" filed for record July 24, 1974 as Document  
No. 74394; thence along the North line of said Section 4, South 89°, 49', 29" West  
a distance of 644.60 feet to the Westerly right-of-way line of State Highway 207  
(Kingsbury Grade) ; thence along said Westerly line South 44°, 27', 00" East a  
distance of 644.70 feet to the Northwest corner of that parcel described in Deed  
filed for record in Book 884 at Page 1904 as Document No. 105319, Official  
Records of Douglas County, Nevada which point is the TRUE POINT OF  
BEGINNING; Thence South 10°, 56', 20" West a distance of 204.79 feet to the  
South line of the "Herz Property" as shown on the aforesaid map; thence along  
said South line South 89°, 59', 01" West a distance of 348.67 feet; thence leaving  
said South line South 89°, 59', 01" West a distance of 50 feet; thence North 00°,  
14', 51" East a distance of 156.94 feet; thence South 70°, 15', 00" East a distance  
of 26.52 feet; thence North 00°, 14', 51" East a distance of 119.77 feet; thence  
North 89°, 59', 01" East a distance of 25 feet; thence South 00°, 14', 51" West a  
distance of 217.74 feet; thence North 89°, 59', 01" East a distance of 307.19 feet;  
thence North 10°, 56', 20" East a distance of 198.05 feet to the aforesaid Westerly  
right-of-way line; thence along said line South 44°, 27', 00" East a distance of  
60.75 feet to the TRUE POINT OF BEGINNING.



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And together with an easement 10 feet in width for public underground utility purposes lying Westerly of adjacent to and parallel with the following described line;

Commencing at the East 1/4 corner of said Section 4 as shown on the map entitled "Record of Survey for Hildegard Herz" filed for record on July 24, 1974 as Document No. 74394; thence along the North line of said Section 4, South 89°, 49', 29" West a distance of 644.60 feet to the Westerly right-of-way line of State Highway 207 (Kingsbury Grade); thence along said Westerly line South 44°, 27', 00" East a distance of 644.70 feet (64.70 feet of record) to the Northeast corner of that parcel described in Deed filed for Record in Book 884 at Page 1904 as Document No. 105319, Official Records of Douglas County, Nevada; thence South 10°, 56', 20" West a distance of 204.79 feet to the South line of the "Herz Property" as shown on the aforesaid map; thence along said South line South 89°, 59', 01" West a distance of 348.67 feet; thence leaving said South line South 00°, 05', 56" East a distance of 77.00 feet to THE TRUE POINT OF BEGINNING; thence North 00°, 05', 56" East a distance of 77.00 feet; thence North 00°, 14', 51" West a distance of 267.74 feet to the terminus point of this 10 foot wide easement.

Said premises further shown as adjusted Parcel A on that certain Record of Survey for HOWARD W. HERZ recorded January 9, 1990 in Book 190, of Official Records, at Page 1630, Douglas County, Nevada, as Document No. 217903.

Assessor's Parcel Number 1219-04-002-007.

IT IS FURTHER ORDERED that the Guardian of the Estate of Bruce M. Orange, an adult, fee title holder, is hereby authorized to pay the owner's title insurance premium and one half of the escrow fee, one-half of the real estate transfer tax, and one-half the seller's customary closing costs and prorations incident to such sale through the proper escrow established for such purpose, and the six percent real estate commission; and upon receipt of the purchase price aforesaid through such escrow, the Guardian is directed to execute appropriate conveyances in favor of the above-named buyer to be delivered through such escrow.

DATED this 20 day of June, 2011

DAVID R. GAMBLE  
DISTRICT COURT JUDGE

Submitted by:  
KAREN L. WINTERS, ESQ.  
Nevada Bar No. 3086  
Law Office of Karen L. Winters  
P.O. Box 1987  
Minden, NV 89423  
(775) 782-7933  
Attorney for Bruce M. Orange





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

06/24/11

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

*[Handwritten Signature]*

Deputy