

DOC # 788939  
08/31/2011 03:46PM Deputy: SD  
**OFFICIAL RECORD**  
Requested By:  
Western Title Company  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 6 Fee: \$19.00  
BK-811 PG-6477 RPTT: 0.00



APN# : 1220-04-112-035

**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 041818-MHK

**When Recorded Mail To:**  
Kelly Conrad  
1328 Kingslane  
Gardnerville, NV 89410

**Mail Tax Statements to: (deeds only)**

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**Signature** \_\_\_\_\_

Mikelsh

Escrow Officer

\_\_\_\_\_  
**Confirmation of Sale**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

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AUG 31 2011

DOUGLAS COUNTY  
DISTRICT COURT CLERK

2011 AUG 31 AM 11:25

FEDERAN  
CLERK  
M. BIAGGINI  
BY \_\_\_\_\_ COUNTY

1 CASE NO. 08-PB-0082  
2 DEPT. NO. I

3  
4 The undersigned affirms  
5 that this document does  
6 not contain a Social  
7 Security Number

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

9 IN AND FOR THE COUNTY OF DOUGLAS

10 In the Matter of the  
11 Guardianship

12 of

13 LUIGA "OLGA" STUBBS,

14 Adult Ward.

AMENDED ORDER APPROVING  
VERIFIED PETITION FOR  
CONFIRMATION OF SALE OF REAL  
PROPERTY AND PAYMENT OF COSTS  
NUNC PRO TUNC

15 **THIS MATTER** came on before the Court on the 30th day of August,  
16 2011, on the Verified Petition of the Douglas County Public Guardian  
17 for Confirmation of Sale of Real Property and Payment of Costs  
18 ("Petition"). The Petition was filed on 9 August 2011. Also filed on  
19 9 August 2011, were the Notice of Hearing and Notice of Sale. The  
20 Notice of Sale advised that the sale would be conducted at the same  
21 time as the Court conducted its hearing on the Petition.

22  
23 In the Petition, the Public Guardian advised the Court that as  
24 a result of her efforts to market the property of the Ward, she,  
25 through M. Scott Properties, Inc., had received an offer of \$55,000.  
26 The offer was made by Kelly Conrad. Petitioner requested the Court  
27 confirm the sale of the Ward's property to the Kelly Conrad.

28 Present in Court were the Public Guardian, together with her

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Attorneys At Law

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1638 Esmeralda Avenue  
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BK 811  
PG-6478



1 counsel, MICHAEL SMILEY ROWE, ESQ. of ROWE & HALES, LLP. Also present  
2 were Marleane Scott of M. Scott Properties, Inc., and Mary Ann Foust  
3 of Realty Executives Nevada's Choice, representing Kelly Conrad.

4 Based upon the Verified Petition, the Notice of Private Sale,  
5 the Notice of Hearing, all of which were filed on 9 August 2011, all  
6 previous pleadings filed in this estate, together with the  
7 representations made in open Court at the hearing on the Petition, the  
8 Court hereby finds and orders as follows:

9  
10 1. This Court's file does not yet contain an Affidavit of  
11 Publication. However, the Court received copies of the Legal Ad Order  
12 Sheet requesting publication on 12, 19 and 26 August 2011, the Legal  
13 Ad Proof Sheet, a copy of the published Notice of Sale from 26 August  
14 2011 and a facsimile copy of the Affidavit of Publication.

15 Counsel for the Petitioner represented the original  
16 affidavit had not been received from the Record Courier, but that it  
17 would be filed upon receipt.

18 The Court finds and concludes that the requirements of NRS  
19 159.1425 have been met by the Petitioner.

20 2. The property which is the subject of this Order, the sale  
21 of which is hereby confirmed, is commonly known as 1328 Kingslane,  
22 Gardnerville, Douglas County, Nevada. This property has been assigned  
23 Douglas County Assessor's Parcel No. 1220-04-112-035.

24 3. The Petitioner advised the Court that no appraisal had been  
25 performed on the subject property. The Petitioner has requested that  
26 the Court waive the requirement of an appraisal and rely upon the  
27 Comparative Market Analysis.  
28

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The Court hereby waives the requirement of an appraisal for the property of the Ward.

4. In her Petition, and in open Court, the Petitioner reported to the Court that there were certain terms of the sale which had been agreed upon by Kelly Conrad. Those terms are:

- Purchase price: \$55,500.00
- Deposit: \$ 1,000.00
- Title Company and Escrow costs: Split 50/50; Western Title Co., LLC
- Buyer's funding: All Cash
- Offer is an "as is, court approved sale"; no warranties or guaranties.
- Buyer to waive all inspections.
- Close of escrow not more than 48 hours after Court confirmation.

5. No other parties appeared at the time of the sale or confirmation hearing.

6. Based upon the offer attached to the Petition as Exhibit "A", this Court enters an order confirming the sale of the property to Kelly Conrad, subject to the terms of the offering set forth hereinabove, together with the following conditions:

- On or before 5:00 p.m. on 2 September 2011, Kelly Conrad will present sufficient evidence to the Public Guardian of the ability to close the transaction.
- This transaction shall close not later than Friday, 2 September 2011 at 5:00 p.m.

7. The Public Guardian is authorized to execute such instruments as may be necessary to convey the Ward's interest in the property to Kelly Conrad.

8. The Public Guardian is also authorized to execute such instruments as are necessary to transfer the Ward's interest in the 1977 Madison 24 x 60 mobile home, Serial No.: 7243R27MCA.

9. The Court hereby ratifies, confirms and approves of the

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1 Petitioner's payment of a 6% real estate commission; 3% to M. Scott  
2 Properties, Inc. (Seller's Agent) and 3% to Realty Executives Nevada's  
3 Choice (Buyer's Agent).

4 10. It is also ordered by the Court that the Public Guardian  
5 may, to the extent she is required to do so, pay such funds as are  
6 required by the terms of the sale which are set forth in the Petition  
7 and the Notice of Sale. For example, title company and escrow costs  
8 are to be shared 50/50. It is the order of the Court that the Public  
9 Guardian may pay any of the costs of the seller as such costs are set  
10 forth in the Petition and its Exhibit "A".

11 11. The Court hereby enters its order ratifying, confirming and  
12 approving of each, every and all of the actions taken by the Public  
13 Guardian in listing, and now selling, the Ward's property. Further,  
14 the Court ratifies, confirms and approves of each and every of the  
15 terms of the purchase of the Ward's property as set forth in the  
16 Notice of Sale and the Verified Petition for Confirmation of Sale of  
17 Real Property and Payment of Costs.

18 This is an order *nunc pro tunc* correcting the previous order

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1 entered on 30 August 2011, to correct the sale's price of the property  
2 to include a portion of it paid for the Ward's mobile home and add the  
3 information of the Ward's mobile home.

4 Dated this 31 day of August, 2011.

*David R. Gamble*

DAVID R. GAMBLE  
DISTRICT COURT JUDGE

8 **ROWE & HALES, LLP**

*Michael Smiley Rowe*

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~~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 8/31/11  
TED THРАН Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,  
By *m. Blagov* Deputy