

DOC # 800840
04/16/2012 04:00PM Deputy: AR
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-412 PG-4107 RPTT: 0.00



APN# : 1220-25-501-017

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 047658-TEA

When Recorded Mail To:
Leann Christensen
P.O. Box 1990
Susanville, CA
96130

(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 Traci Adams
Traci Adams Escrow Officer

Court Order for Sale of Property - Order after Hearing

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

1 Case No. 11-PB-0016
2 Dept. No. II

RECEIVED

FILED

APR 12 2012

2012 APR 12 PM 3:01

**DOUGLAS COUNTY
DISTRICT COURT CLERK**

TED THUAN
CLERK

[Signature] DEPUTY

BK 412
PG-4108
800840 Page: 2 of 5 04/16/2012

7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
8 **IN AND FOR THE COUNTY OF DOUGLAS**

9 * * * * *

10 In Re the Matter of the Estate of:

11 **WILLIAM HOBBS RICKARDS,**
12 Deceased

ORDER AFTER HEARING

14 This matter having come on for hearing on the Petition for Confirmation of Sale of Real
15 Property on April 10, 2012; Ronald F. Cauley, Esquire, appearing on behalf of Leann
16 Christensen, the Administratrix of the Estate of William Hobbs Rickards, and Charles Zumpft,
17 Esquire, of BROOKE, SHAW & ZUMPFT, appearing on behalf of Gladly Rickards the surviving
18 spouse of the decedent, William Hobbs Rickards, and good cause appearing,

19 **IT IS HEREBY ORDERED AS FOLLOWS:**

20 1. Sale of the real property located at 1915 Wiseman Lane, Douglas County,
21 Gardnerville, Nevada, to CHRISTOPHER T. TUTTLE and SUSANNE TUTTLE, a married
22 couple, as joint tenants, for the sales price of \$280,000.00 is hereby confirmed. The real
23 property is to be sold "as is," subject to the necessary repairs as noted on the Offer and
24 Acceptance. The sale is currently in escrow, and is anticipated to close on April 16, 2012.

25 2. Gladly Rickards agrees, and is hereby ordered to vacate the real property located
26 at 1915 Wiseman Lane, Douglas County, Gardnerville, Nevada, on or before Thursday, April
27 12, 2012, at 12:00 noon.

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1 3. Glady Rickards shall cooperate with the realtor and provide all keys to the
2 residence as well as full access to the residence as necessary to accommodate repairs and
3 effect sale.

4 4. Any and all proceeds from the sale of the real property, after payment of repair
5 costs and costs of sale, shall be equally divided among Glady Rickards, Teri Brent, and Leann
6 Christensen. Any and all proceeds shall remain in escrow until all fees and costs are paid
7 from the sale of the real property and any debts of the estate.

8 5. It has been stipulated by the parties, and is hereby ordered, that the rest and
9 remainder of the estate shall be settled as follows:

10 A. Glady Rickards shall receive the following items:

- 11 i. iPod black
- 12 ii. iPod table
- 13 iii. Treadmill
- 14 iv. Chainsaw
- 15 v. Combo recorder
- 16 vi. Television
- 17 vii. Kirby vacuum system
- 18 viii. Recliner
- 19 ix. Brown sofa
- 20 x. Laisy Daisy
- 21 xi. Computer/monitor/printer
- 22 xii. All CDs and DVDs
- 23 xiii. Bedroom set
- 24 xiv. Washer and dryer
- 25 xv. Freezer
- 26 xvi. Lawn mower
- 27 xvii. 2000 Chevy Silverado, Vin #: 1GCEK14V0YZ354328

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xviii. Any of her separate property

B. Teri Brent shall receive the following items:

- i. Beer bar
- ii. Beer signs
- iii. Poker machine
- iv. Lawn furniture

C. Leann Christensen shall receive the following items:

- i. Two Juke Boxes (with records)
- ii. Welcome bear
- iii. Bar stools
- iv. Two handguns

6. All remaining items of property, including all furniture and appliances, not otherwise delineated herein shall remain in the residence upon the vacation of Gladys Rickards, and be shall retained by the Administratrix for the benefit of Leann Christensen and Teri Brent.

7. Gladys Rickards shall return the urn, with the decedent's ashes, to the Administratrix. The Estate shall pay any remaining balance due to Fitzhenry's Funeral Home.

8. All parties hereto have agreed to waive any objection to the validity of the marriage between Gladys Rickards and the decedent, William Hobbs Rickards.

9. All parties hereto have agreed to waive any claims for reimbursement resulting from any and all distributions by or on behalf of the decedent or his estate, before of after his death.

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1 10. Gladly Rickards shall be responsible for the payment of any and all attorney's fees
2 incurred by her. Leann Christensen and Teri Brent shall be responsible for the payment of any
3 and all attorney's fees incurred on behalf of the Estate which are not paid by the Estate.

4 Dated and Done this 12th day of April, 2012.

Michael Gibbons

MICHAEL GIBBONS
District Judge

8 Submitted by:

Approved as to Form and Content

Ronald F. Cauley

RONALD F. CAULEY, ESQUIRE
Attorney for the Estate of
WILLIAM HOBBS RICKARDS

Charles Zumpft

CHARLES ZUMPFT, ESQUIRE
LAW OFFICES OF:
BROOKE, SHAW & ZUMPFT
Attorney for GLADY RICKARDS

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CERTIFICATE COPY

The document to which this certificate is attached is a full, true and correct copy of the original as filed of record in my office.

DATE 4/12/12

TED THOMPSON, Clerk of the Judicial District Court of the State of Iowa, County of Boone.

By *T. Thompson* Deputy