

Doc Number: **0809432**

09/20/2012 11:39 AM

**OFFICIAL RECORDS**

Requested By:  
**Allison & Mackenzie**

**DOUGLAS COUNTY RECORDERS**  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00  
Bk: 0912 Pg: 4634



Deputy: pk

1420-07-711-015

RECORDING REQUESTED BY

DAWN ELLERBROCK, ESQ.

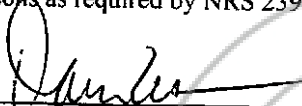
WHEN RECORDED MAIL TO

DAWN ELLERBROCK, ESQ.  
ALLISON, MacKENZIE, PAVLAKIS,  
WRIGHT & FAGAN, LTD.  
402 North Division Street  
P.O. Box 646  
Carson City, NV 89702

**SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE**

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

The party executing this document hereby affirms that this document submitted for recording does contain the social security number of a person or persons as required by NRS 239B.030(2).

  
\_\_\_\_\_  
Signature

**TITLE OF DOCUMENT**

**ORDER AUTHORIZING SALE OF REAL PROPERTY**

1 DAWN ELLERBROCK, ESQ.  
Nevada State Bar No. 7327  
2 ALLISON, MacKENZIE, PAVLAKIS,  
WRIGHT & FAGAN, LTD.  
3 402 North Division Street  
P.O. Box 646  
4 Carson City, NV 89702  
Telephone: (775) 687-0202  
5

REC'D & FILED  
2012 SEP 18 AM 8:35  
ALAN GLOVE  
BY V. GUTIERREZ  
DEPUTY

6 Attorneys for Adult Ward,  
DONALD G. PURDY  
7

8 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
9 IN AND FOR CARSON CITY

10 IN THE MATTER OF THE  
GUARDIANSHIP OF THE  
11 PERSON AND ESTATE

Case No. 11 GRD 00003 1B  
Dept. No. II

12 OF  
13 DONALD G. PURDY,  
14 an Adult Ward.

15  
16 **ORDER AUTHORIZING SALE OF REAL PROPERTY**

17 The petitioner, FIDUCIARY SERVICES OF NEVADA, LLC, as successor Trustee  
18 of the DONALD G. PURDY Revocable Living Trust, having filed herein with the Clerk of the Court  
19 its Petition for Approval, Confirmation and Ratification of Sale of Real Property (hereinafter  
20 "Petition"). The time for hearing on the Petition was set for September 18, 2012, and notice of the  
21 hearing has been duly given as required by law, and the Court having reviewed the matter finds that  
22 LARRY N. RUSS has agreed to pay One Hundred Thirty-Eight Thousand and No/100 Dollars  
23 (\$138,000.00) for the real property located at 1020 Mica Drive, Carson City, State of Nevada, and  
24 no one else appeared at the hearing to bid on the property.

25 ///  
26 ///  
27 ///  
28 ///

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street, P. O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED  
2 as follows:

3 1. That FIDUCIARY SERVICES OF NEVADA, LLC, as successor Trustee of  
4 the DONALD G. PURDY Revocable Living Trust, is authorized and directed to complete the sale  
5 of the real property located at 1020 Mica Drive, Carson City, State of Nevada, to LARRY N. RUSS  
6 at a sale price of One Hundred Thirty-Eight Thousand and No/100 Dollars (\$138,000.00) in  
7 accordance with the parties Agreement as set forth in EXHIBIT 2 attached to the Petition; said real  
8 property more particularly described as follows:

9 Lot 8, Block F, as set forth on that subdivision map entitled  
10 SUNRIDGE UNIT NO. 1-A, recorded April 15, 1988, in Book 488,  
11 Page 1638, as Document No. 176220, Official Records of Douglas  
12 County, Nevada

13 Assessor's Parcel No. 1420-07-711-015.

14 2. That any and all statutory requirements for prior court approval to execute a  
15 contract, publication of notice, and other mandates pertaining to the confirmation of sale of real  
16 property from an estate are waived with the exception of the Notice of Hearing on Sale of Real  
17 Property being published in the NEVADA APPEAL, a newspaper of general circulation, printed and  
18 published in Carson City, Nevada, for two (2) weeks, being two (2) publications, one (1) week apart,  
19 before the day of the sale, pursuant to NRS 148.220.

20 DONE IN OPEN COURT September 18, 2012.

21  
22   
23 DISTRICT JUDGE

24 CERTIFIED COPY

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

26 Date September 18, 2012

27 Alan Glover, City Clerk and Clerk of the First Judicial District  
Court of the State of Nevada, in and for Carson City.

28 By  Deputy

Per NRS 239 Sec. 6 the SSN may be redacted, but in no way  
effects the legality of the document

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street, P. O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com