

DOC # 825961
06/25/2013 10:27AM Deputy: PK
OFFICIAL RECORD
Requested By:
Stewart Title - Carson
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-613 PG-6388 RPTT: 0.00



A.P.N. No.:	1420-28-110-027
Escrow No.:	01415-5220
Recording Requested By:	
Stewart Title	
When Recorded Mail To:	
CATHY STORHILL, SUCC. TRUSTEE	
C/O ALLISON MACKENZIE LAW FIRM	
P.O. BOX 646	
CARSON CITY, NV 89703	

(for recorders use only)

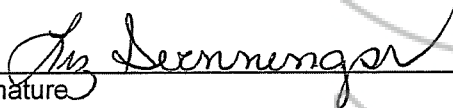
ORDER CONFIRMING AND RATIFYING SALE OF REAL PROPERTY
(Title of Document)

Please complete Affirmation Statement below:

X 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)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____
(State specific law)


Signature

ESCROW OFFICER
Title

LIZ SVENNINGSEN
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)



RECEIVED

MAY 29 2013

**DOUGLAS COUNTY
DISTRICT COURT CLERK**

FILED

1 Case No. 13 PB 0005

2 Dept. No. I

2013 JUN -4 PM 1:59

TED THРАН
CLERK

BY GREGORY DEPUTY

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4
5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 IN THE MATTER OF THE ESTATE

**ORDER CONFIRMING
AND RATIFYING SALE
OF REAL PROPERTY**

10 OF

11 CHRIS STORHILL,

12 Deceased.

13
14
15 CATHY STORHILL, by and through her attorneys, ALLISON, MacKENZIE,
16 PAVLAKIS, WRIGHT & FAGAN, LTD., having filed with the Court a Petition for Approval,
17 Confirmation, and Ratification of Sale of Real Property (hereinafter "Petition"), and the Court having
18 reviewed the evidence, read the papers, considered the matter, and after a hearing in open Court; and
19 it appearing:

20 1. That the property subject to sale consists of that certain parcel of real property
21 located at 2972 Del Rio Lane, Minden, Nevada 89423, and more particularly described as follows:

22 Lot 99, in Block C, as shown on the Final Map #98-045-3 of
23 SARATOGA SPRINGS ESTATES UNIT NO. III, a Planned
24 Unit Development, recorded in the Office of the County
25 Recorder of Douglas County, Nevada, on June 23, 1998 in
26 Book 698, Page 5063, as Document No. 442616. APN 21-
27 472-07.

28 Current Assessor's Parcel No. 1420-28-110-027.

29 2. That petitioner, being the sole devisee of the estate, waived obtaining an
30 appraisal of the real property, but obtained a Comparative Market Analysis ("CMA") prepared by
31 Loretta Fagan of Dreams Realty. A true and correct copy of the CMA is attached to the Petition as

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 Exhibit 2. The CMA for the real property is \$195,000.00, as-is condition, and considering the
2 clouded title.

3 3. That the Personal Representative obtained an offer to purchase the property
4 from ALDEN WAYNE AYERS and DARLENE C. AYERS, at a sale price of One Hundred
5 Twenty-Five Thousand and No/100 Dollars (\$125,000.00).

6 4. That the Personal Representative filed the underlying Petition pursuant to NRS
7 148.220 et seq., and set a hearing on the matter.

8 5. That the Notice of Sale was published in The Record Courier, a newspaper
9 of general circulation in and for Douglas County, on May 12, 19, and 26, 2013. Further, the Notice
10 of Sale was posted at the Douglas County Courthouse, the Douglas County Treasurer's Office, and
11 the City of Minden Administrative Offices. Moreover, the Notice of Sale was mailed directly to all
12 licensed real estate agents that actively engage in the business of real estate in Douglas County, being
13 over 300 in number.

14 6. That pursuant to NRS 148.270(3), (4), the Court opened the hearing for bids
15 in amounts of at least \$5,000.00 more than the written offered price of \$125,000.00. That the highest
16 offer from a responsible bidder to purchase the real property was
17 Two Hundred sixty thousand and No/100 Dollars
18 (~~\$260,000.00~~). That the name(s) of the highest responsible bidder(s) is/are

19 Next Generation Capital, LLC.

20 7. That the Court considered the necessity for the sale, or the advantage, benefit
21 and interest of the estate in having the sale made, and examined the return and the evidence in
22 relation to the sale, and confirms the sale to the highest responsible bidder in the above stated
23 amount.

24 8. That the buyer shall deposit the full purchase amount of
25 Two Hundred sixty thousand and No/100 Dollars
26 (~~\$260,000.00~~) in immediately negotiable funds with Allison, MacKenzie, Pavlakis, Wright &
27 Fagan, Ltd. Trust Account- Storhill, within twenty-four (24) hours. Pursuant to NRS 148.300, if,
28 after the confirmation, the buyer neglects or refuses to comply with the terms of the sale, the court,

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1 on motion of the personal representative, and after notice to the purchaser, may vacate the order of
2 confirmation and order a resale of the property. If the amount realized on the resale does not cover
3 the bid and the expenses of the previous sale, the purchaser shall be liable to the estate for the
4 deficiency.

5 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND**
6 **DECREED, as follows:**

7 1. That all notices required by law have been given, and there has been no
8 objection made.

9 2. That a formal appraisal of the real property described herein is waived
10 pursuant to NRS 148.260(2).

11 3. That the sale of the real property described below is hereby confirmed,
12 approved and ratified to the Buyer(s) Next Generation Capital, LLC. in
13 consideration of a purchase price of Two Hundred Sixty Thousand
14 and No/100 Dollars (\$ 260,000⁰⁰), which must be paid in immediately negotiable funds within
15 twenty-four (24) hours of this Order to the law firm of Allison, MacKenzie, Pavlakis, Wright &
16 Fagan, Ltd. Trust Account: 12094-01, Storhill.

17 The real property commonly known as 2972 Del Rio Lane, Minden, Nevada
18 89423, and more particularly described as follows:

19 Lot 99, in Block C, as shown on the Final Map #98-045-3 of
20 SARATOGA SPRINGS ESTATES UNIT NO. III, a Planned
21 Unit Development, recorded in the Office of the County
22 Recorder of Douglas County, Nevada, on June 23, 1998 in
23 Book 698, Page 5063, as Document No. 442616. APN 21-
24 472-07.

25 Current Assessor's Parcel No. 1420-28-110-027

26 4. Upon receipt of the funds from the buyer, the Personal Representative shall
27 immediately pay and discharge the liens against the property, as follows:

28 A. To Douglas County Treasurer, the amount of Twenty Thousand Sixty
Two and 04/100 Dollars (\$20,062.04) for the property tax lien and charges relating thereto; and

B. To Saratoga Springs Homeowners Association for all past due

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1 association fees incurred through the date of the sale.

2 The remainder of the funds shall be held in trust, pending completion of the
3 time for creditors to file claims against the estate, and when the estate is in a condition to be closed.

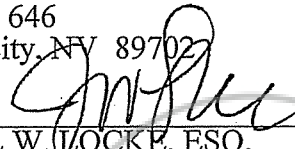
4 **IT IS SO ORDERED.**

5 DATED June 4, _____, 2013.

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7
8 DISTRICT COURT JUDGE

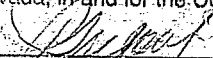
9 Respectfully submitted by:

10 ALLISON, MacKENZIE, PAVLAKIS,
11 WRIGHT & FAGAN, LTD.
12 402 North Division Street
13 P.O. Box 646
14 Carson City, NV 89702

15 By: 
16 JOEL W. LOCKE, ESQ.
17 Nevada State Bar No. 10128
18 Attorneys for Petitioner,
19 CATHY STORHILL

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23
24 **CERTIFIED COPY**
25 The document to which this certificate is attached is a
26 full, true and correct copy of the original in file and of
27 record in my office.

28 DATE 6/14/13
TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy