



APN# 1219-15-001-064

Recording Requested by:
Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City/State/Zip: Minden, NV 89423
Order Number: 143-24542312

Order Confirming Sale of Real Property (for Recorder's use only)
(Title of Document)

Recorder Affirmation Statement

Please complete Affirmation Statement below:

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: NRS 440380
(State specific law)

R. Thomas ESQ
Signature Title
R. Thomas
Print Signature

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

(Additional recording fee applies)

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BK 913
PG-5404

831102 Page: 2 of 4 09/23/2013

SEP - 9 2013

FILED

1 CASE NO. 13-PB-0010 DOUGLAS COUNTY
2 DEPT. NO. II DISTRICT COURT CLERK

2013 SEP -9 PM 1:44

TED THIRAN
CLERK

By M. BIAGGINI DEPUTY

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

10 In the Matter of the Guardianship
11 of:

12 MARJORIE A. WILLIAMS,

13 An Adult Ward. /

ORDER CONFIRMING SALE
OF REAL PROPERTY

14 The Petition for Confirmation of Sale of Real Property having come on regularly for hearing
15 before the Court on September 9, 2013, the Court, having considered the petition, the papers and
16 pleadings on file herein, the representations of counsel and Lori Hibbett, the duly appointed Co-Guardian
17 of the Person and the Estate of Marjorie A. Williams, an Adult Ward, finds as follows:

- 18 1. That all of the allegations of the petition are true.
- 19 2. That the sale of the estate was legally made and fairly conducted.
- 20 3. That the heir at law consented to such sale.
- 21 4. That the notice of publication of sale was waived by order of this court on Sept. 9,
22 2013.

23 5. That the sale price is not disproportionate to the value of the property sold and it does not
24 appear that a sum exceeding such sale price by at least 10% may be obtained.

25 6. No other bids were submitted.

26 IT IS THEREFORE ORDERED that the sale so made of the real property described below to
27 Nicholas J. Cook, ("the Buyer") for the sum of THREE HUNDRED THIRTY THOUSAND DOLLARS
28 (\$330,000.00), in accordance with the terms and conditions set forth in the Offer and Acceptance



1 Agreement attached to the Petition for Confirmation of Sale of Real Property as *Exhibit A*, be, and the
2 same is hereby confirmed. After the payment of commissions and other cost of sale, the net proceeds
3 will be \$301,000.00.

4 The parcel of real property together with the improvements thereon is located in Gardnerville,
5 County of Douglas, State of Nevada, more particularly described as follows:

6 LOT 17, AS SHOWN ON THE MAP OF SHERIDAN ACRES UNIT NO. 1, FILED IN THE
7 OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA,
ON JUNE 8, 1966, AS DOCUMENT NO. 82486.

8 APN: 1219-15-001-064

9 IT IS FURTHER ORDERED that the payment of sales commissions in the amount of three
10 percent (3%) of the sales price, \$9,900, to the seller's agent, Laura Moline of RE/MAX Realty
11 Affiliates, and three percent (3%) of the sales price, \$9,900, to the buyer's agent, Shane Martin of
12 Coldwell Banker Select Real Estate, is hereby approved.

13 IT IS FURTHER ORDERED that the escrow agent, First American Title Company of Nevada,
14 or its successor, is directed and authorized to pay such debts and bills from the net sale proceeds as may
15 be submitted into escrow.

16 IT IS FURTHER ORDERED that the payment of escrow and other costs as are necessary and
17 prudent in the judgment of the Co-Guardians is hereby approved.

18 Dated this 9 day of September, 2013.

DISTRICT JUDGE

21 Submitted by:

22 Nancy Rey Jackson, Esq.
23 Nevada State Bar No. 3648
24 Attorney for the Estate

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 Sept - 9, 2013
TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By m. Bragg Deputy



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2013 SEP -9 PM 1:43 SEP - 5 2013

TED THRAN
CLERK
M. BIAGGINI
BY _____ DEPUTY
**DOUGLAS COUNTY
DISTRICT COURT CLERK**

0010
1 CASE NO. 13-PB-0088
2 DEPT. NO. II

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

10 In the Matter of the Guardianship of:
11 MARJORIE A. WILLIAMS,
12 An Adult Ward.

ORDER WAIVING REQUIREMENT OF
PUBLICATION OF NOTICE OF SALE OF
REAL PROPERTY

14 The Court has reviewed the Co-Guardian LORI HIBBET's request for an order waiving the
15 requirement of publication of the notice of the sale of the Adult Ward's real property pursuant to
16 NRS 159.1425(4). The Co-Guardian and Chris Williams, the sole heir of the Adult Ward, have
17 consented to the waiver of the requirement to publish the notice of sale. Good cause appearing

18 IT IS HEREBY ORDERED that the request is Granted. LORI HIBBET, the duly appointed
19 Co-Guardian of the Person and the Estate of MARJORIE A. WILLIAMS, an adult ward, is
20 authorized to proceed with the sale of the real property located at 890 Bollen Circle, Gardnerville,
21 Nevada, Assessor's Parcel Number 1219-15-001-064, without the necessity of publication of the
22 notice of the sale.

23 Dated this 9 day of September, 2013.

DISTRICT JUDGE

26 Submitted by:
27 Nancy Rey Jackson, Esq.
28 Nevada State Bar No. 3648
Attorney for the Guardianship