

1 CASE NO. 13-PB-0097

2 DEPT. NO. 1

3 *The undersigned hereby affirms this document
does not contain a social security number*

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BY *[Signature]* DEPUTY

JAN 14 2014
DOUGLAS COUNTY
DISTRICT COURT

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

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10 In the Matter of the Estate of
11 PATRICIA HAWKINS,
12 Deceased.

ORDER CONFIRMING SALE
OF REAL PROPERTY

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14 The Petition for Confirmation of Sale of Real Property having come on regularly for hearing
15 before the Court on January 14, 2014, the Court, having considered the petition, the papers and pleadings
16 on file herein, and the representations of counsel, finds as follows:

- 17 1. Due notice of the hearing of the petition has been given as required by law, and all of the
- 18 allegations of the petition are true.
- 19 2. Good reason exists for the sale.
- 20 3. The terms sale of the real property appear to be reasonable, and is not disproportionate to the
- 21 value of the property. It is in the best interests of the Estate to sell the subject property to the purchaser
- 22 at the agreed upon price and upon agreed terms.
- 23 4. The sale was conducted in a legal and fair manner. A copy of the Notice of Hearing on
- 24 Petition for Confirmation of Sale of Real Property set for January 14, 2014, was provided to all persons
- 25 entitled to notice. The Court notes that the contract for sale of the property signed by the buyers, Jack
- 26 E. Coyne Jr. and Marcia Ann Coyne, and the Petitioner, Susan Dalton, contained provisions that the sale
- 27 was subject to Court approval. Petitioner as representative of Gordon Hawkins, the sole heir of the
- 28 Estate, waived publication of the notice of the hearing pursuant to NRS 148.220(2).

- 1 5. No other bids were submitted.
- 2 6. There are certain outstanding debts of the decedent that should be paid from the proceeds of
- 3 the sale of the real property.

4 Good cause appearing, IT IS HEREBY ORDERED AS FOLLOWS:

5 1. The Court hereby approves and confirms the sale to Jack E. Coyne Jr. and Marcia Ann Coyne
6 at the purchase price of FOUR HUNDRED FIFTY ONE THOUSAND DOLLARS (\$451,000.00), upon
7 the terms and conditions as are contained in Exhibit A to the Petition for Confirmation of Sale of Real
8 Property. Either co-administrator is authorized to transfer title to the buyers Jack E. Coyne Jr. and Marcia
9 Ann Coyne.

10 The real property is located at 2390 Margery, Genoa, County of Douglas, State of Nevada, more
11 particularly described as follows:

12 **Lot 17, as shown of the map of GENOA ESTATES SUBDIVISION, filed in the**
13 **office of the County Recorder of Douglas County, Nevada, on March 7, 1966,**
14 **in Book 2 of Maps, as Document No. 31256**

15 **APN: 0000-17-071-080**

16 2. The payment of sales commissions in the amount of three percent (3%) of the sales price,
17 \$13,530 to Lisa Wetzel and Jim Valentine, agents of RE/MAX Realty Affiliates, and three percent (3%)
18 of the sales price \$13,530 to Scott M. Smith with RE/MAX Realty Affiliates, is hereby approved.

19 3. The escrow agent, Northern Nevada Title Company in Gardnerville, Nevada, or its successor,
20 is directed and authorized to pay such debts and bills from the net sale proceeds as may be submitted into
21 escrow.

22 4. The payment of escrow and other costs as is necessary and prudent in the judgment of the co-
23 administrators is hereby approved.

24 Dated this 14 day of January, 2014.

25 **CERTIFIED COPY**

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

DATE 2/13/14
TED THРАН Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

[Signature]
DISTRICT JUDGE