

DOC # 847663
08/08/2014 02:34PM Deputy: AR
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-814 PG-1858 RPTT: 0.00



The undersigned hereby affirms that this document submitted for recording does not contain the Social Security number of any person or persons (NRS 239B.030)
NORTHERN NEVADA TITLE COMPANY

By: *Wendy Dunbar*
Print Name/Title: Wendy Dunbar

APN: 1420-33-213-029
ORDER NO.: 1101920-wd

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Order Confirming Sale

WHEN RECORDED MAIL TO:

Ronald E. Ruef
27342 Celanova
Mission Viejo, CA 92692

1 CASE NO. 14-PB-0024
2 DEPT. NO. 11

RECEIVED
AUG 04 2014
DOUGLAS COUNTY
DISTRICT COURT CLERK

FILED
2014 AUG -4 PM 1:51
TED THUAN
CLERK
M. BIAGGINI DEPUTY

BK 814
PG-1859
847663 Page: 2 of 4 08/08/2014

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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 ANN RUEF BOSTWICK,
12 Deceased.

ORDER CONFIRMING SALE
OF REAL PROPERTY

13
14 The Petition for Confirmation of Sale of Real Property having come on regularly for hearing
15 before the Court on August 4, 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 of the sale of the real property appear to be reasonable. It is in the best interests
21 of the estate to sell the subject property to the purchaser at the agreed upon price and upon the agreed
22 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 August 4, 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,
26 Matthew T. Sigrist and Hillary A. Sigrist, and the Petitioner, Ronald E. Ruef, contained provisions that
27 the sale was subject to Court approval.

28 On July 3, 2014, the Court entered an order waiving the requirement of publication of the notice



1 of sale pursuant to NRS 148.220(2) as well as the requirement of an appraisal pursuant to NRS
2 148.260(2).

3 5. No other bids were submitted.

4 6. There are certain outstanding debts of the decedent that should be paid from the proceeds of
5 the sale of the real property.

6 Good cause appearing IT IS HEREBY ORDERED AS FOLLOWS:

7 1. The Court hereby approves and confirms the sale to Matthew T. Sigrist and Hillary A. Sigrist
8 at the purchase price of TWO HUNDRED EIGHTY FIVE THOUSAND DOLLARS (\$285,000.00),
9 upon the terms and conditions as are contained in *Exhibit A* to the Petition for Confirmation of Sale of
10 Real Property. The Executor is authorized to transfer title to the buyers Matthew T. Sigrist and Hillary
11 A. Sigrist.

12 The real property is located at 1268 Downs Drive, Minden, County of Douglas, State of Nevada,
13 recorded as Assessor's Parcel Number 1420-33-213-029, more particularly described as follows:

14 LOT 40, IN BLOCK D, AS SHOWN ON THE FINAL MAP OF WILDHORSE
15 SUBDIVISION, UNIT NO. 1, A PLANNED UNIT DEVELOPMENT FILED FOR
16 RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
STATE OF NEVADA, ON AUGUST 3, 1989, IN BOOK 889, PAGE 450, AS
DOCUMENT NO. 207982

17 2. The payment of sales commissions in the amount of 2.75 % of the sales price, \$7,837.50 to
18 Dan LaPorte of Chase International, and 2.75 % of the sales price, \$7,837.50 to Alex Zujovich of Trans-
19 Action Realty 500, is hereby approved.

20 3. The escrow agent, Northern Nevada Title Company in Gardnerville, Nevada, is directed and
21 authorized to pay to Champion Mortgage the sum of \$170,140.24, representing the outstanding mortgage
22 on the property and such debts and bills from the net sale proceeds as may be submitted into escrow.

23 4. The payment of escrow and other costs as is necessary and prudent in the judgment of the
24 Executor such as the obligation to the Department of Health and Human Services, Medicaid Estate
25 Recovery Unit in the sum of \$14,927.81 is hereby approved.

26 5. Upon the filing of the First and Final Account, the Executor shall then be in a position to close
27 the estate, paying off the final obligations of the estate, reimbursing himself the monies advanced to the
28 estate and effect the distribution of the balance of the account as provided under the Last Will and



1 Testament of the decedent.

2 IT IS SO ORDERED.

3 Dated this 4 day of August, 2014.

Michael P. [Signature]
DISTRICT JUDGE

6 Submitted by:

7 Nancy Rey Jackson, Esq.
8 Nevada State Bar No. 3648
9 Attorney for Petitioner

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COPIES

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 August 4, 2014
TED THIRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.
By m-bray Deputy