

DOUGLAS COUNTY, NV

2014-850068

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09/29/2014 03:04 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1022-29-101-005

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 065671-MHK

**When Recorded Mail To:**

J. Kay Livermont

2909 Pine Street

Hanford, CA 93230

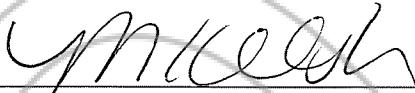
**Mail Tax Statements to: (deeds only)**

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\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

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)

Signature \_\_\_\_\_



M Kelsh

Escrow Officer

**Order confirming sale of real property and authorization of costs to be paid**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

RECEIVED

JUL 30 2014

FILED

1 CASE NO. 12-PB-0050

2 DEPT. NO. II

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DOUGLAS COUNTY  
DISTRICT COURT CLERK

TED THUAN  
CLERK  
M. BIAGGINI  
BY \_\_\_\_\_ DEPUTY

3  
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 of  
10 PAUL BENJAMIN KAUFFMANN  
11 also known as PAUL B.  
12 KAUFFMANN,  
13 Deceased.

**ORDER CONFIRMING SALE OF  
REAL PROPERTY AND  
AUTHORIZATION OF COSTS TO BE  
PAID**

14 The Verified Return and Petition of J. Kay Livermont, Personal Representative of the  
15 Estate of Paul Benjamin Kauffmann also known as Paul B. Kauffmann, deceased for Confirmation  
16 of Sale of Real Property and Approval of Costs, hereinafter described, having come on regularly  
17 for hearing before this Court on the 4 day of Aug, 2014, the Court after examining the  
18 Verified Return and Petition, and hearing the evidence, finds:

- 19 1. That due notice of the Hearing of such Return and Petition has been given or
- 20 waived as allowed by Court Order and required by law and all the allegations of said Petition are
- 21 true.
- 22 2. That said sale was legally made and fairly conducted.
- 23 3. That said sale and the sum offered represented the fair market value of the
- 24 property sold.
- 25 4. That the sale price is not disproportionate to the value of the property sold and it
- 26 does not appear that a sum exceeding such sale price by at least five percent (5%) may be
- 27 obtained.

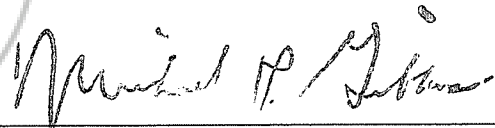
28 ////

1 IT IS THEREFORE ORDERED that the sale so made of the real property described  
2 below to Jerry Zaharris and Roberta Zaharris for the sum of TWO HUNDRED SIXTY-FIVE  
3 THOUSAND DOLLARS (\$265,000.00) with the buyer paying the Estate a cash deposit of One  
4 Thousand Dollars (\$1,000.00) and the balance in cash and a new VA loan upon recordation of the  
5 Deed, be and the same is hereby confirmed; that the description of said property is commonly  
6 known as 1805 Gemm Lane, Gardnerville, more particularly described as follows:

7 All that certain Lot, Piece, or Parcel of Land situate in the County of Douglas, State of  
8 Nevada, described as follows: Township 10 North, Range 22 East, M.D.B. & M.: Section 29:  
9 Northwest 1/4 of the Southeast 1/2 of Northwest 1/4 of Northwest 1/4. EXCEPTING  
10 THEREFROM that portion described in deed recorded March 21, 1966, in the Office of the  
11 Recorder of Douglas County, Nevada, in Book 38, page 685, Document No. 31415. FURTHER  
12 EXCEPTING THEREFROM all oil, gas and mineral deposits as described in patent recorded  
13 August 29, 1961 in Book 8, Page 327, File No. 18620 of Official Records. Assessor's Parcel  
14 Number 1022-29-101-005.

15 IT IS FURTHER ORDERED that the Personal Representative of the Estate of Paul  
16 Benjamin Kauffmann also known as Paul B. Kauffmann, deceased, is hereby authorized to pay the  
17 real estate commissions, title insurance premium and one-half the escrow fee, the real estate  
18 transfer tax, and customary closing costs and prorations incident to such sale through the proper  
19 escrow established for such purpose; and upon receipt of the purchase price aforesaid through  
20 such escrow, the Personal Representative is directed to execute appropriate conveyances in favor  
21 of the above-named buyer to be delivered through such escrow.

22 DATED this 4 day of Aug 2014.



MICHAEL P. GIBBONS  
DISTRICT COURT JUDGE

23 Submitted by:  
24 KAREN L. WINTERS, ESQ.  
25 Nevada Bar No. 3086  
26 Law Office of Karen L. Winters  
27 P.O. Box 1987  
28 Minden, NV 89423  
(775) 782-7933  
Attorney for Personal Representative

**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 THRAN Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,

- 2 -  
By M. Bradley Deputy