

19-

APN: 1220-04-101-021

**Recording Requested By:**

Name: Robert J. Wines, Prof. Corp.

Address: 687 6<sup>th</sup> Street, Suite 1

City, State, Zip: Elko, NV 89801

**Send Tax Statement To:**

Name: Bill Bachman

Address: 196 Emigrant Trail #2

City, State, Zip: Spring Creek, NV 89815



KAREN ELLISON, RECORDER

**Order Confirming Sale of Real Property**

Please complete the cover page, check one of the following and sign below.

I the undersigned hereby affirm that this document submitted for recording does not contain a social security number.

OR

I the undersigned hereby affirm that this document submitted for recording contains a social security number of a person as required by law:

*Robert J. Wines*  
ROBERT J. WINES

\_\_\_\_\_  
Attorney  
Title

1 ROBERT J. WINES, PROF. CORP.  
2 687 Sixth Street, Suite 1  
3 P.O. Box 511  
4 Elko, Nevada 89803  
5 (775) 738-3171  
6 State Bar Number: 459

7 Attorney for Petitioner  
8 Bill Bachman

RECEIVED

OCT 07 2014

DOUGLAS COUNTY  
DISTRICT COURT CLERK

FILED

2014 OCT -7 PM 2:01

BOBBIE R. WILLIAMS  
CLERK

D. MEENAN DEPUTY

9 IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT  
10 OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF DOUGLAS

11 IN THE MATTER OF THE ESTATE OF  
12 MILES BACHMAN,

Case No. 14PB0053

Dept. I

Deceased.

13 **ORDER CONFIRMING SALE OF REAL PROPERTY**

14 BILL BACHMAN, the duly appointed and qualified Personal Representative of the ESTATE  
15 OF MILES BACHMAN, Deceased, having filed herein his Return of Sale and Petition for  
16 Confirmation; Notice of Sale having been given as required by law, and Notice of this hearing  
17 having been provided to all interested parties; this is the time and place scheduled for a hearing on  
18 this matter; no person having appeared to bid in excess of the offered price, and no heir having  
19 appeared to object to confirmation of this sale, the Court hereby finds as follows:

20 **APPOINTMENT OF PERSONAL REPRESENTATIVE:**

21 1. That Petitioner is the duly qualified Personal Representative of the ESTATE OF  
22 MILES BACHMAN, Deceased, having been appointed by the Court on July 8, 2014; he subscribed  
23 his Oath of Office on July 18, 2014, and has, since that date, served in the capacity as Personal  
24 Representative.

25 **INVENTORY:**

26 2. That Petitioner has filed with the Court an Inventory, which discloses all property  
27 which has come to Petitioner's possession or knowledge since the date of death of the Decedent.

28 ///

///

1           3.       That the Inventory filed in this matter established the value of the real property  
2 described herein at \$225,000.00. The Purchase Price set forth below offers nearly the Inventory  
3 value for the purchase of this property.

4 **SALE OF REAL PROPERTY:**

5           4.       That one of the assets of this Estate consists of a parcel of land and residence situate  
6 in the City of Gardnerville, Douglas County, Nevada; said parcel of real property is more particularly  
7 described as follows:

8           Commencing at the Northeast corner of the Northwest quarter of Section 4,  
9 Township 12 North, Range 20 East, M.D.B.&M., running thence Westerly along the  
10 County Road, a distance of 100.00 feet to the point of beginning; running thence  
11 from said point of beginning Westerly along the County Road a distance of 55.00  
feet; thence at a right angle in a Southerly direction 417.00 feet; thence at a right  
angle in an Easterly direction 55.00 feet; thence at a right angle in a Northerly  
direction 417.00 feet to the point of beginning.

12           EXCEPTING THEREFROM that parcel conveyed to the State of Nevada in Deed  
13 recorded in Book Y of Deeds Page 479, Douglas County Records.

14           TOGETHER WITH any and all buildings and improvements situate thereon.

15           TOGETHER WITH the tenements, hereditament and appurtenances thereunto  
16 belonging or in anywise appertaining, the reversion or reversions, remainders, rents,  
issues and profits thereof.

17           SUBJECT to all exceptions, reservations, restrictions, restrictive covenants,  
18 assessments, easements, rights and rights of way of record.

19           APN: 1220-04-101-021

20           5.       That pursuant to the authority granted by the Court that the property be listed and  
21 sold, Petitioner listed the property for sale. Petitioner has received an Offer which he believes is a  
22 reasonable Offer, and which he has accepted, subject to receipt of a better Offer, subject to a Notice  
of Sale.

23           6.       That pursuant of the foregoing, and in accordance with the provisions of law relative  
24 thereto, the undersigned Petitioner, as Personal Representative of this Estate, published Notice of  
25 Sale, advertising for sale said parcel of real property.

26           7.       Proof of Publication, Notice of Sale has been submitted to the Court for inclusion  
27 in the record of this action. Notice of Sale has been lawfully given as required by law.

28           ///

1           8.       An Offer, which the Petitioner desires to accept, was received on August 25, 2014,  
2 from JILL KRATZ, to purchase said real property for the sum of \$222,000.00 cash; said Offer  
3 requires Petitioner to pay normal closing costs and title insurance charges, including splitting escrow  
4 charges; the contract acknowledges that the sale is subject to approval by this Court. Petitioner, in  
5 his capacity as Personal Representative, acknowledged acceptance of the Offer on August 25, 2014.  
6 A copy of the Offer/Acceptance and Earnest Money Agreement is attached to the Petition as Exhibit  
7 "A" and incorporated herein by this reference. The Offer is contingent upon the property appraising  
8 for the offered value.

9           9.       The Offer attached to the Petition is the most reasonable and acceptable Offer  
10 received.

11          10.       That said sale was legally made and fairly conducted; the Petitioner believes that the  
12 sales price is not disproportionate to the value of the property sold.

13          11.       That the Court should confirm this sale and authorize the Petitioner to expend the  
14 necessary charges from the Estate, including the payment of closing costs and expenses, as described  
15 herein.

16               NOW THEREFORE, IT IS THE Order of this Court as follows:

17          1.       That the Court hereby confirms sale of the Real Property, hereinabove described, to  
18 JILL KRATZ;

19          2.       The Personal Representative is hereby authorized and instructed to execute any and  
20 all appropriate conveyances to the Purchaser in accordance with the Offer/Acceptance Agreement  
21 attached to the Petition;

22          3.       The Personal Representative is hereby authorized to pay the purchase price for a  
23 policy of title insurance, real property transfer tax, the Estate's share of escrow fees and closing  
24 costs, expenses and document preparation fees;

25          4.       The Personal Representative is authorized to pay prorations incident to said sale;

26       ///

27       ///

28       ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

5. The Personal Representative is authorized to pay any liens or obligations owing upon the premises, and such other expenditures as shall be required for this sale.

DATED this 7 day of October, 2014.

*Paul A. Jones*  
DISTRICT JUDGE

COPIES

NINTH JUDICIAL DISTRICT COURT  
COUNTY OF DOUGLAS, STATE OF NEVADA

AFFIRMATION  
Pursuant to NRS 239B.030

The undersigned does hereby affirm that the preceding document: **ORDER CONFIRMING SALE OF REAL PROPERTY** filed in Case Number: 14PB0053

Document does not contain the social security number of any person.

-or-

Document contains the social security number of a person as required by:

A specific state or federal law, to wit: NJDCR Rule 20(b)(2)

-or-

For the administration of a public program

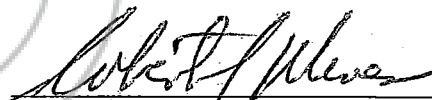
-or-

For an application for a federal or state grant

-or-

Confidential Family Court Information Sheet  
(NRS 125.130, NRS 125.230 and NRS 125B.055)

DATED this 6<sup>th</sup> day of October, 2014.



ROBERT J. WINES, ESQ.  
Attorney for Bill Bachman

**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 October 7 2014

BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy