

APN# : 1022-08-001-002

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 067948-MHK

When Recorded Mail To:

Charles Thiele

3823 Osprey Circle

New Meadows ID 83654

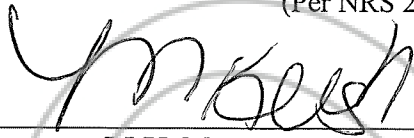
Mail Tax Statements to: (deeds only)

(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 & Authorization of costs to be paid

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

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NOV 20 2014

DOUGLAS COUNTY
DISTRICT COURT CLERK

1 CASE NO. 14-PB-0112

2 DEPT. NO. II

2014 NOV 24 PM 1:42

BOBIE WILLIAMS
CLERK

MYBIAGGINI DEPUTY

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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 WELDON ROY THIELE,
11 Deceased.

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

12
13 The Verified Return and Petition of Charles Thiele and Nancy Rey Jackson, Co-Personal
14 Representatives of the Estate of Weldon Roy Thiele, deceased for Confirmation of Sale of Real
15 Property and Approval of Costs, hereinafter described, having come on regularly for hearing
16 before this Court on the 24 day of November, 2014, the Court after examining the Verified
17 Return and Petition, and hearing the evidence, finds:

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

27 **IT IS THEREFORE ORDERED** that the sale so made of the real property described
28 below to Kevin Hall and Rita Hall, for the sum of ONE HUNDRED THIRTY-FIVE

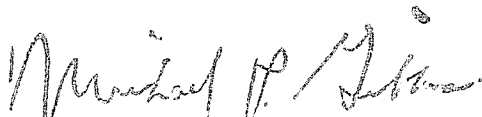
1 THOUSAND DOLLARS (\$135,000), which sum includes all tools and railroad ties, with the
2 buyer having deposited the sum of One Thousand Dollars (\$1,000.00), with an additional deposit
3 of Fifty-Nine Thousand (\$59,000), and execution of a note and trust deed in favor of the estate in
4 the amount of \$75,000 bearing interest at 5%, payable in interest only monthly installments with
5 all due and payable four years after close of escrow, and a late charge of \$50 on any payments
6 more than ten days late, all upon recordation of the Deed, be and the same is hereby confirmed;
7 that the description of said property is 1280 Slate Road, Wellington, Nevada, and more
8 particularly described as follows:

9 All that certain real property situate in the County of Douglas, State of Nevada, described
10 as follows:

11 Lot 25 in Block R as shown on the map of Topaz Ranch Estates Unit No. 4, filed for
12 record in the office of the County Recorder of Douglas County, State of Nevada on November
13 16, 1970 in Book 1 of Maps, as Document No. 50212. APN 1022-08-001-002.

14 IT IS FURTHER ORDERED that the Co-Personal Representatives of the Estate of
15 Weldon Roy Thiele, deceased, are hereby authorized to pay the real estate commission totaling six
16 percent of the purchase price, the owner's title insurance premium and one-half the escrow fee,
17 the real estate transfer tax, and customary closing costs and prorations incident to such sale
18 through the proper escrow established for such purpose; and upon receipt of the purchase price
19 aforesaid through such escrow, the Co-Personal Representatives are directed to execute
20 appropriate conveyances in favor of the above-named buyers to be delivered through such
21 escrow.

22 DATED this 24 day of Nov, 2014.

23
24 

25 MICHAEL P. GIBBONS
DISTRICT COURT JUDGE

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

COPY

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 November 24, 2014

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

By M. Blaylock Deputy