

APN 1420-29-711-002

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DOUGLAS COUNTY, NV

2014-854093

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FIRST AMERICAN TITLE STATELINE

KAREN ELLISON, RECORDER

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Order Confirming Sale of Real Property

WHEN RECORDED MAIL TO:

Mary Jane O'Donnell

167 Westwood Dr.

Henderson, NV 89074

1 Case No. 12 PB 0140

2 Dept. No. I

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2014 DEC -8 PM 1:49

DEC - 8 2014

BOBBIE R. WILLIAMS
CLERK

Douglas County
District Court Dept. 2

BY **D. HECIMOVICH**

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
10 GUARDIANSHIP OF THE
PERSON AND ESTATE OF

11 MARY JANE O' DONNELL,

12 An Adult. /

**ORDER CONFIRMING
SALE OF REAL PROPERTY**

13 The return and petition of EILEEN O' DONNELL CAYLOR, the
14 Permanent Guardian of the Estate of MARY JANE O' DONNELL, an
15 adult, for confirmation of sale of the real property hereinafter
16 described, having come on regularly for hearing before this
17 Court on the 8th day of December, 2014, the Court after examining
18 the verified return and petition, and hearing the evidence,
19 finds:

20 1. That due notice of the hearing of such return and
21 petition has been given as required by law and that all of the
22 allegations of said Petition are true.

1 2. That said sale was legally made and fairly conducted;
2 that notice of the time, place, and terms of the sale was given
3 as prescribed by law.

4 3. That the sale price is not disproportionate to the
5 value of the property sold and it does not appear that a sum
6 exceeding such sale price by at least 5% may be obtained.

7 4. That no objections have been filed by any other
8 parties, and no one appeared in Court to object to the sale.

9 THEREFORE, IT IS ORDERED by the Court that:

10 1. The sale so made of the Ward's real property located
11 at 2874 Sierra Manor Drive, Minden, in the County of Douglas,
12 State of Nevada, and described as follows:

13 Lot 33 in Block E of SARATOGA SPRINGS
14 ESTATES, UNIT 1, as shown on the Official
15 Map recorded in the Office of the County
16 Recorder on June 16, 1990 in Book 690, Page
17 525, as Document No. 227472.

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19 said sale being made to the Trustees of THE KERN FAMILY TRUST,
20 for the sum of TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS
21 (\$285,000.00), is hereby confirmed. That escrow has been opened
22 with First American Title. EILEEN O'DONNELL CAYLOR, as
23 Permanent Guardian of the Estate of MARY JANE O'DONNELL, is
24 hereby authorized and directed to pay: owner's policy of title
insurance; one-half (1/2) of certain customary closing costs and
prorations through a proper escrow established for such purpose;

1 one-half (½) of the county transfer tax; a pest control
2 inspection; a home protection contract for not less than one
3 year at a cost not to exceed \$395.00; and a brokerage commission
4 of six percent (6%) to be split equally between the Seller's
5 agent and the Buyer's agent, and upon receipt of the purchase
6 price aforesaid through such escrow, said EILEEN O'DONNELL
7 CAYLOR, as Permanent Guardian of the Estate of MARY JANE
8 O'DONNELL, is directed to execute appropriate conveyances in
9 favor of said purchaser to be delivered through such escrow.

10 2. That attorney's fees in the amount of ONE THOUSAND
11 EIGHT HUNDRED DOLLARS (\$1,800.00) shall be paid to HANCOCK AND
12 CAVALLERA, PLLC from escrow.

13 3. After the payment of fees and costs as set forth
14 above, the proceeds of sale, shall be paid to EILLEEN O'DONNELL
15 CAYLOR, as Guardian of the Estate of MARY JANE O'DONNELL.

16 4. No person or entity has standing to appeal this Order.

17 IT IS SO ORDERED this 8 day of December, 2014.

Michael P. [Signature]

DISTRICT JUDGE

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 December 8, 2014

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

By [Signature] Deputy