

DOUGLAS COUNTY, NV

2015-857630

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NORTHERN NEVADA TITLE CC

KAREN ELLISON, RECORDER

APN: 1418-27-403-003
ORDER NO.: N1405294-TO

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: AMENDED ORDER CONFIRMING SALE OF REAL
PROPERTY

WHEN RECORDED MAIL TO:

Diana Gallerani
18012 Freight Road Lane
Klamath Falls, OR 97601

1 Case No.: 14-PB-0095
2 Dept No.: I
3 The undersigned does hereby affirm that
4 this document does not contain the Social
5 Security Number(s) of any person(s).

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FEB 25 2015

BOBBIE R. WILLIAMS
CLERK

Douglas County
District Court Clerk

B.D. HECIMOVICH

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

12
13 IN RE THE ESTATE OF
14 FRANCA GALLERANI,
15 DECEDENT.

~~SECOND~~ AMENDED ORDER
CONFIRMING SALE OF REAL
PROPERTY

Date: February 10, 2015
Time: 1:30 p.m.
Dept.: I

16 _____ /
17
18 This matter came before the Court on February 10, 2015, pursuant to a Notice of Hearing
19 on a Petition For Confirmation of Sale of Real Property. On February 10, 2015, all parties to this
20 matter represented by counsel agreed and the Court finds the following:

- 21 1. Petitioner Maria Sandra Boehning, was represented by Andrew M. Wolf, of Incline Law
22 Group, LLP, by telephone and Executors (Respondents) James Gallerani Jr., and Diana
23 Louise Gallerani, were represented by William B. Cherry Jr., of William B. Cherry &
24 Associates;
- 25 2. Neither Petitioner nor Executors (Respondents) attended the hearing;
- 26 3. The Court reviewed an appraisal of the real property as well as the contract for a cash sale
27

28 Gallerani - Amended Order Confirming Sale

1 entered into by the executors on behalf of the estate in the amount of \$450,000.00. The Court
2 finds that the sale price is reasonable. Furthermore, the sale is particularly urgent since the
3 property is subject to a reverse mortgage and the estate has been given a short time to sell the
4 property;

- 5 4. The Court finds that this is a private sale pursuant to NRS 148.080 which does not require
6 publication because the Will expressly gives authority to the Executors to sell the real
7 property;

8 Therefore, IT IS ORDERED AS FOLLOWS:

- 9 1. That the sale of the real property to Ehsan Talebi and Mozghan Talebi for the total sales price
10 of \$450,000.00, payable in cash, is confirmed;
- 11 2. That the Executors are ordered to consummate the sale pursuant to the terms of the standard
12 purchase agreement and earnest money receipt and amendment thereof, which is attached to
13 their petition for the confirmation of real property;
- 14 3. That the Executors be authorized and directed to execute and deliver a deed conveying title
15 to the real property to Ehsan Talebi and Mozghan Talebi and to execute all other documents
16 necessary to complete the sale; and
- 17 4. That all net proceeds received from the sale of the real property are to be deposited into an
18 estate account (if one is not already established then an account shall be established for that
19 purpose) and none of the net funds from the sale of the real property are to be disbursed
20 without further order of the Court.

21 Dated this 25 day of February, 2015.

22 **CERTIFIED COPY**

23 The document to which this certificate is attached is a
24 full, true and correct copy of the original in file and of
record in my office.

25 DATE March 2, 2015
26 BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
27 By [Signature] Deputy

[Signature]
NINTH JUDICIAL DISTRICT COURT JUDGE