

DOUGLAS COUNTY, NV

2015-864029

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06/12/2015 01:36 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-07-814-014

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 071902-TEA

When Recorded Mail To:

Claudette Springmeyer

PO Box 1059

Minden NV

89423

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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 _____


Traci Adams

Escrow Officer

Order Confirming Sale of Rel Property and Payment of Costs

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

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1 CASE NO. 15-PB-0017

2 DEPT. NO. I

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MAY 26 2015

3
4 The undersigned affirms
that this document does not contain
a Social Security Number

**Douglas County
District Court Clerk**

FILED

2015 MAY 26 PM 1:50

**DOBBIE R. WILLIAMS
CLERK**

D. GOELZ DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8 In the Matter of the
9 Guardianship

10 of

11 ANITA CLARK,

12 Adult Ward.
13 _____ /

**ORDER CONFIRMING SALE OF REAL
PROPERTY AND PAYMENT OF COSTS**

14 **THIS MATTER** came on before the Court on the 26th day of May, 2015, on the Verified
15 Petition for Confirmation of Sale of Real Property filed by CLAUDETTE SPRINGMEYER, Douglas
16 County Public Guardian and the Court-appointed Guardian ("Guardian" or "Petitioner") of the above-
17 referenced Ward. Present in Court were the Petitioner, together with her counsel, MICHAEL SMILEY
18 ROWE, ESQ. of ROWE HALES YTURBIDE, LLP.

19
20 Based upon the Verified Petition, the Notice of Private Sale, the Notice of Hearing, all of which
21 were filed on 6 May 2015, all previous pleadings filed in this estate, together with the representations
22 made in open Court at the hearing on the Petition, the Court hereby finds and orders as follows:

23 1. This Court's file does not yet contain an Affidavit of Publication of the Notice of Sale.
24 However, the Court received an electronic copy of the Proof and Statement of Publication in open Court.

25
26 Counsel for the Petitioner represented the original affidavit had not been received from
27 the Record Courier, but that it would be filed upon receipt.

28 ///

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1 The Court finds and concludes that the requirements of NRS 159.1425 have been met
2 by the Petitioner.

3 2. The property which is the subject of this Order, the sale of which is hereby confirmed,
4 is commonly known as 976 Hilltop, Carson City, Douglas County, Nevada. This property has been
5 assigned Douglas County Assessor's Parcel No. 1420-07-814-014.

6
7 3. The Petitioner advised the Court that no appraisal had been performed on the subject
8 property. However, the attached offer attached to the Peition is at the full listing price recommended by
9 the Guardian's real estate broker. Pursuant to NRS 159.1455(2) the Guardian and her broker have relied
10 on the assessed value. The Court hereby waives the requirement of an appraisal for the property of the
11 Ward.

12
13 4. The Guardian, through her listing agent Intero Realty, has marketed the property of the
14 Ward with a listing price of \$208,000.00. The result of such efforts has been a full price offer in the
15 amount of TWO HUNDRED EIGHT THOUSAND DOLLARS (\$208,000.00) containing the following
16 terms:

17 Purchase price: \$208,000.00
18 Deposit: \$ 1,000.00
19 Balance of Cash Payment: \$ 40,600.00
20 Title Company, Escrow Split 50/50;
21 costs & Transfer Taxes:
22 Buyer's funding: \$40,600 balance of cash payment; \$166,400 new first note
23 Title Insurance: Owner's Policy paid by Seller; Lenders Policy paid by Buyers
24 Offer is an "as is, court approved sale"; no warranties or guaranties
25 Buyer to pay for all inspections desired or waive inspections
26 Close of escrow within 45 days of 30 April 2015

27 Attached as Exhibit "A" to the Petition was a copy of the standard Residential Purchase
28 Agreement signed by the recommended buyer. The Court's attention was directed to Exhibit "A", and
to Paragraph 37 wherein it is noted that the sale was subject to Court approval and that the buyer had
signed an "AS IS" addendum which is attached to the Residential Purchase Agreement.

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Based upon the above and foregoing, the Guardian requested that the sale of the real property and improvements owned by the Ward to Justin Andersen for the purchase price of \$208,000.00 be confirmed.

5. No other parties appeared at the time of the sale or confirmation hearing.

6. Based upon the offer attached to the Petition as Exhibit "A", this Court enters an order confirming the sale of the property to Richard and Karen Barbier, subject to the terms of the offering set forth hereinabove, together with the following condition:

- This transaction shall close not later than 45 days from 30 April 2015.

7. The Guardian is authorized to execute such instruments as may be necessary to convey the Ward's interest in the property to Justin Andersen.

8. The Court hereby ratifies, confirms and approves of the Petitioner's payment of a 6% real estate commission, 3% to Intero Real Estate (Seller); 3% to Intero Real Estate (Buyer).

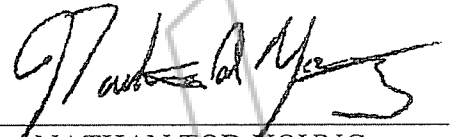
9. It is also ordered by the Court that the Guardian may, to the extent she is required to do so, pay such funds as are required by the terms of the sale which are set forth in the Petition and the Notice of Sale. For example, title company and escrow costs are to be shared 50/50. It is the order of the Court that the Guardian may pay any of the costs of the seller as such costs are set forth in the Petition and its Exhibit "A".

10. The Court hereby enters its order ratifying, confirming and approving of each, every and all of the actions taken by the Guardian in listing, and now selling, the Ward's property. Further, the Court ratifies, confirms and approves of each and every of the terms of the purchase of the Ward's

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1 property as set forth in the Notice of Sale and the Verified Petition for Confirmation of Sale of Real
2 Property and Payment of Costs.

3 DATED this 26 day of May, 2015.

4
5 
6 NATHAN TOD YOUNG
7 DISTRICT COURT JUDGE

8 **ROWE HALES YTURBIDE, LLP**

9 

10 MICHAEL SMILEY ROWE

11 Nevada Bar Number 1374

12 P.O. Box 2080

13 Minden, Nevada 89423

14 (775) 782-8141

15 Attorney for Petitioner

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Rowe Hales Yturbide
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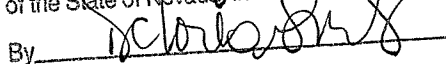
Physical Address
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CERTIFIED COPY

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 May 26 2015

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

By  Deputy