

DOUGLAS COUNTY, NV

2015-874824

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TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1320-30-811-008

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

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*Order confirming sale of
Real Property and payment of costs*

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

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1 CASE NO. 15-PB-0135
2 DEPT. NO. I

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2015 DEC 29 PM 1:48
ROBERT WILLIAMS
CLERK
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Douglas County
District Court Clerk

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

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

8 In the Matter of the
9 Estate

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

10 of
11 WILLIAM TYLER McCLAIN,
12 Deceased.

13 _____ /
14
15 **THIS MATTER** came on before the Court on the 29th day of December, 2015, on the
16 Verified Petition for Confirmation of Sale of Real Property and Payment of Costs ("Petition") filed by
17 William G. Moss ("Executor"). Present in Court was the Executor's counsel, Michael Smiley Rowe,
18 Esq. of Rowe Hales Yturbide, LLP. Also present were Marleane Scott of M. Scott Properties, Inc. and
19 the proposed buyer, Rick A. Ackerson.

20
21 Based upon the Petition, the Notice of Private Sale and the Notice of Hearing, filed on 9
22 December 2015, and all previous pleadings filed in this estate, together with the representations made
23 in open Court at the hearing on the Petition, the Court hereby finds, concludes and orders as follows:

- 24 1. This Court's file contains the Proof of Publication of the Notice of Hearing and Notice
25 of Sale, which was filed on 28 December 2015. The Court finds and concludes that the requirements
26 of NRS 148.220 have been met by the Executor.
27
28 2. The property, which is the subject of this Order, is real property located at 1636

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1 Carval Ct., Minden, Nevada. The property has been assigned Douglas County, Nevada, Assessor's
2 Parcel Number 1320-30-811-008.

3 3. Attached as Exhibit "A" to the Petition is a copy of the Standard Residential Purchase
4 Agreement, and attached Exhibit "B" to the Petition is Addendum One, signed by the proposed buyer,
5 which acknowledges that this Court's confirmation of the sale is required prior to close of escrow. The
6 offer attached as Exhibit "A" contains the following terms:

7 Purchase price: \$280,000.00
8 Deposit: \$ 1,000.00
9 Balance of Cash Payment: \$ 27,000.00
10 Loan on Balance: \$252,000.00
11 Title Company, Escrow
12 Costs: Split 50/50
13 Transfer Tax Split 50/50
14 Buyer's funding: New first loan for balance of purchase price
15 Title Insurance: Owner's Policy paid by Seller; Lenders Policy paid by Buyer
16 Offer is an "as is, court approved sale" with the exception that should FHA
17 appraisal require repairs Seller agrees to pay an amount not to exceed \$500.00.
18 If water meter connection fee is required, Buyer and Seller shall split the cost.
19 Buyer to pay for all inspections desired or waive inspections.

20 4. The offer attached as Exhibit "A" notes that the buyer is aware that the agreement
21 would convey the Decedent's property in an "As Is, Where Is" condition with the exception that should
22 the FHA appraisal require repairs, seller agrees to pay an amount not to exceed \$500.00. If a water
23 meter connection fee is required, buyer and seller shall split the cost.

24 5. Based upon the above and foregoing, the Executor requested the sale of the real
25 property and improvements owned by the Decedent to Rick A. Ackerson for \$280,000.00 be confirmed.

26 6. No other parties appeared at the time of the sale or confirmation hearing to submit a
27 bid Five Thousand Dollars (\$5,000.00) or more higher than the price offered.

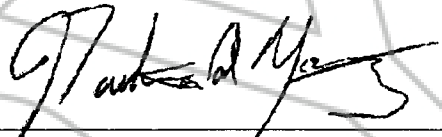
28 7. Based upon the offer attached to the Petition as Exhibit "A", this Court enters an order
confirming the sale of the property to Rick A. Ackerson, subject to the terms set forth in this Order and
the Standard Residential Purchase Agreement and Addendum One.

8. The Executor is authorized to execute such instruments as may be necessary to convey
the Decedent's interest in the property to Rick A. Ackerson.

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9. The Court hereby enters its order ratifying, confirming and approving of each, every and all of the actions taken by the Executor in the sale of the Decedent's property. Further, the Court ratifies, confirms and approves of each and every of the terms of the purchase of the Decedent's property as set forth in the Notice of Sale and the Petition for Confirmation of Sale of Real Property and Payment of Costs.

DATED this 29 day of December, 2015.



NATHAN TOD YOUNG
DISTRICT COURT JUDGE

ROWE HALES YTURBIDE, LLP



MICHAEL SMILEY ROWE
Nevada Bar Number 1374
P.O. Box 2080
Minden, Nevada 89423
(775) 782-8141
Attorney for Petitioner

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 29, 2015

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

By Shappell Deputy

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