

DOUGLAS COUNTY, NV

2016-875912

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KAREN ELLISON, RECORDER

APN # 1022-16-002-100

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
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*Order confirming sale of Real
Property and Payment of Costs*

(Title on Document)

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Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775)782-3685

Rowe Hales Yturvide
Attorneys At Law

Physical Address
1638 Esmeralda Avenue
Minden, NV 89423
(775) 782-8141

1 CASE NO. 15-PB-0126

2 DEPT. NO. II

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3 The undersigned affirms
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District Court Clerk

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WILLIAMS
M. BIAGGINE DEPUTY

6
7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the
10 Estate

of

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

11 JACK L. FERREL,

12 Deceased.
13 _____ /

14
15 **THIS MATTER** came on before the Court on the 25th day of January, 2016, on the Verified
16 Petition for Confirmation of Sale of Real Property and Payment of Costs filed by CLAUDETTE
17 SPRINGMEYER, Douglas County Public Administrator and the Court-appointed Administrator
18 (“Administrator” or “Petitioner”) of the above-referenced Decedent. Present in Court were the Petitioner,
19 together with her counsel, MICHAEL SMILEY ROWE, ESQ. of ROWE HALES YTURBIDE, LLP.
20

21 Based upon the Verified Petition, the Amended Notice of Private Sale, and the Amended Notice
22 of Hearing, all of which were filed on 31 December 2015, all previous pleadings filed in this estate,
23 together with the representations made in open Court at the hearing on the Petition, the Court hereby
24 finds and orders as follows:
25

26 1. This Court’s file contains the Proof of Publication of the Notice of Hearing and Notice
27 of Sale, which was filed on 22 January 2016.

28 The Court finds and concludes that the requirements of NRS 148.220 have been met by

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1 the Administrator.

2 2. The property which is the subject of this Order, the sale of which is hereby confirmed,
3 is commonly known as 3636 Quail Run Way, Wellington, Nevada 89444. This property has been
4 assigned Douglas County Assessor's Parcel No. 1022-16-002-100.

5 3. The Petitioner advised the Court that an appraisal has been performed on the property
6 on 29 September 2014. Pursuant to NRS 148.260 the Administrator and her broker have relied on the
7 appraisal report previously provided to the Court as a part of the Administrator's Verified Inventory in
8 the Guardianship of Wanda L. Ferrel, Case No. 14-PB-0082.

9 4. The Administrator, through her listing agent Lori Raschilla, Century 21 Clark Properties,
10 has marketed the property of the Decedent's trust with a listing price of \$252,500.00. The result of such
11 efforts has been an offer in the amount of Two Hundred Fifty Two Thousand Five Hundred Dollars
12 (\$252,500.00) containing the following terms:

13
14
15 Purchase price: \$252,500.00
16 Deposit: \$ 5,000.00
17 Balance of Cash Payment: \$ 95,000.00
18 New First Loan: \$152,500.00
19 Title Company, Escrow
20 Costs & Transfer Taxes: Split 50/50;
21 Buyer's funding: New first loan for balance of purchase price
22 Title Insurance: Owner's Policy paid by Seller; Lenders Policy paid by Buyers
23 Offer is an "as is, court approved sale"; no warranties or guaranties
24 Buyer to pay for all inspections desired or waive inspections

25 Attached as Exhibit "A" to the Petition was a copy of the Standard Residential Offer and
26 Acceptance Agreement ("Agreement"). The Court's attention was directed to Addendum #1, signed by
27 the proposed buyers and the Administrator, which acknowledged that the buyers are aware that this sale
28 is contingent upon the Court's approval. The Court's attention was also directed to Exhibit "A",
specifically page 4 of the Agreement, line 50, wherein it is noted that the buyers are aware that the
Agreement would convey the Decedent's trust's fifty percent (50%) interest in the property in an "As Is"

Rowe Hales Yturbe
Attorneys At Law

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Physical Address
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1 condition.

2 Based upon the above and foregoing, the Administrator requested that the sale of the real
3 property and improvements half owned by the Decedent's trust to Elmer L. Cochrane and Nona B.
4 Cochrane for the purchase price of \$252,500.00 be confirmed.

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

6 6. Based upon the offer attached to the Petition as Exhibit "A", this Court enters an order
7 confirming the sale of the property to Elmer L. Cochrane and Nona B. Cochrane, subject to the terms of
8 the offering set forth hereinabove.

9 7. The Administrator is authorized to execute such instruments as may be necessary to
10 convey the Decedent's trust's 50% interest in the property to Elmer L. Cochrane and Nona B. Cochrane.

11 8. The Court hereby ratifies, confirms and approves of the Petitioner's payment of a 6%
12 real estate commission, 3% to Lori Raschilla, Century 21 Clark Properties (Seller); 3% to Bill Evans or
13 Debra Evans, Keller Williams Group One, Inc. (Buyer).

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

19 10. The Court hereby enters its order ratifying, confirming and approving of each, every and
20 all of the actions taken by the Administrator in listing, and now selling, the Decedent's trust's 50%
21 interest in the property. Further, the Court ratifies, confirms and approves of each and every of the terms

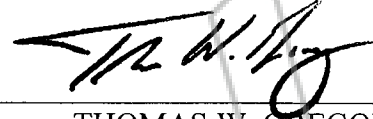
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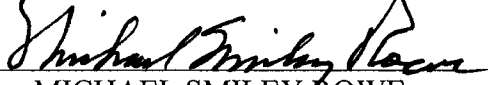
1 of the purchase of the Decedent's trust's 50% interest in the property as set forth in the Notice of Sale
2 and the Verified Petition for Confirmation of Sale of Real Property and Payment of Costs.

3 DATED this 25 day of January, 2016.

4 

5 THOMAS W. GREGORY
6 DISTRICT COURT JUDGE

7 **ROWE HALES YTURBIDE, LLP**

8 

9 MICHAEL SMILEY ROWE
10 Nevada Bar Number 1374
11 P.O. Box 2080
12 Minden, Nevada 89423
13 (775) 782-8141
14 Attorney for Petitioner

Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775)782-3685


Rowe Hales Yturbide
Attorneys At Law

Physical Address
1638 Esmeralda Avenue
Minden, NV 89423
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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 January 25, 2016
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy