

DOUGLAS COUNTY, NV

2016-880365

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05/05/2016 10:56 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1220-22-310-091

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 079099-TEA

When Recorded Mail To:

Row Hales Yturbide Attorneys at
Law

POBox 2080

Minden NV

89423

Mail Tax Statements to: (deeds only)

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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 Real Property and Payment Costs

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

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MAY - 4 2016

2016 MAY -4 PM 12: 28

Douglas County
District Court Clerk

BOBBIE R. WILLIAMS
CLERK

BY W. Bracy DEPUTY

1 CASE NO. 15-PB-0120

2 DEPT. NO. II

3 The undersigned affirms that this document does not contain
4 a Social Security Number or personal information.

5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7
8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the Estate

10 -of-

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

11 ROBERT ONIZCHAK,

12 Deceased.

13
14
15 **THIS MATTER** came on before the Court on the 2nd day of May, 2016, on the Verified
16 Petition for Confirmation of Sale of Real Property and Payment of Costs filed on 14 April 2016, and on
17 the Supplement to Verified Petition for Confirmation of Sale of Real Property and Payment of Costs filed
18 28 April 2016 ("Petition" or "Supplement").

19 Present in Court were Claudette Springmeyer, Douglas County Public Administrator and the
20 Court-appointed General Administrator of the Estate of Robert Onizchak, deceased ("Decedent"). Also
21 present was the Administrator's counsel, Michael Smiley Rowe, Esq., of Rowe Hales Yturbide, LLP.
22 Present in court at the time of the hearing were Russ Davidson of Re/Max Realty Affiliates who was
23 representing the Richard L. Clark Living Trust, also identified in the Standard Residential Purchase
24 Agreement filed as Exhibit A to the Supplement as the Richard L. Clark Individual Trust. Present also
25 were Barry G. Simpson and Cynthia E. Simpson, together with their real estate agent, Jennifer Almeida.
26
27

28 ///

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1 BASED UPON the Petition, the Supplement to the Petition, the Notice of Private Sale and the
2 Notice of Hearing, and all previous pleadings filed in the Estate, together with the representations made
3 in open court at the hearing on the Petition, the Court hereby finds, concludes and orders as follows:

4 1. This Court's file contains the Proof and Statement of Publication of the Notice of Sale,
5 said Proof and Statement of Publication of the Notice of Private Sale being filed on 29 April 2016. The
6 Court finds and concludes that the requirements of NRS 148.220 have been met by the Petitioner.

7 2. The property, which is the subject of this Order, is property located at 684 Long Valley
8 Road, Gardnerville, Nevada, 89460. The property has been assigned Douglas County Nevada Assessor's
9 Parcel No. 1220-22-310-091.

10 3. As a result of the offer made by the Richard L. Clark Living Trust, attached to the
11 Supplement as Exhibit A, the Clark Trust offered to purchase the property for \$190,000. The original
12 offer to purchase the property submitted to the Court as a part of the initial Petition offered to purchase
13 the property for \$185,000. The Court finds and concludes that the backup offer made by the Richard L.
14 Clark Individual Trust meets the requirements of NRS 148.270 in offering an amount at least \$5,000
15 greater than the first offer supplied to the Court. In open court, Mr. Davidson, on behalf of the Richard
16 L. Clark Living Trust, confirmed the offer to purchase the property for \$190,000.

17 4. As a result of the requirements of NRS 148.270, the Court then accepted bids on the
18 property being sold, and inquired of Mrs. Almeida whether or not Mr. and Mrs. Simpson wished to
19 purchase the property for an amount greater than \$190,000. Mrs. Almeida, as confirmed by Mr. and
20 Mrs. Simpson, offered \$195,000 to purchase the property. Mr. Davidson indicated that he did not have
21 authority to offer to purchase the property for greater than \$190,000. As a result, Mr. and Mrs. Simpson
22 are the successful bidders to purchase this property for the amount of \$195,000.

23 5. It shall be the order of this Court that the Administrator may sell the property for
24 \$195,000 to Barry G. Simpson and Cynthia E. Simpson subject to the following terms:
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26
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Purchase price:	\$195,000.00
Deposit:	\$ 1,000.00
Balance of Cash Payment:	\$194,000.00
Title Company and Escrow costs:	Split 50/50; Western Title Co.; Traci Adams
Transfer Tax:	Split 50/50
Buyers' Funding:	All cash from Buyers' account
Title Insurance:	Owners' policy paid by Seller; Lenders policy paid by Buyers
Any Inspections Desired:	Paid by buyers
Offer is an "as-is court approved sale"	

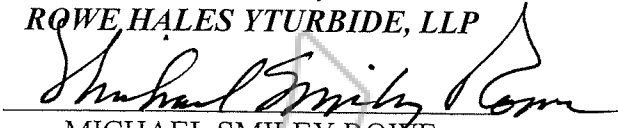
6. The Administrator is authorized to execute such instruments as may be necessary to convey the Decedent's interest in the above-described property to Barry G. Simpson and Cynthia E. Simpson.

7. The Court hereby enters its order hereby ratifying, confirming, and approving of each, every and all of the actions taken by the Administrator in the sale of the Decedent's property. Further, the Court ratifies, confirms and approves each and every of the terms of the purchase of the Decedent's property as set forth in the Notice of Sale, the Petition for Confirmation of Sale of Real Property and Payment of Costs, and the Supplement thereto, together with the matters heard by the Court on 2 May 2016.

Dated this 4th day of May, 2016.


THOMAS W. GREGORY


Submitted by:
ROWE HALES YTURVIDE, LLP



MICHAEL SMILEY ROWE
Nevada Bar Number 1374
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(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 May 4, 2016
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy