

DOUGLAS COUNTY, NV

2016-884857

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ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-08-311-008

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 080200-WLD

When Recorded Mail To:

Leysa Young

5705 Greenfield Way

Discovery Bay, CA 94505

(space above for Recorder's use only)

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 _____

Wendy Dunbar

Escrow Officer

Order to Confirm Sale of Real Property

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

1 Case No.: 15 PB 0130

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2 Dept. No.: II

JUN 17 2016

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Douglas County
District Court Clerk

DOUGLAS R. WILLIAMS
CLERK

BY **M. BIAGGINI** DEPUTY

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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 of

10 JAMES MARION YOUNG,

**ORDER TO CONFIRM SALE OF
REAL PROPERTY**

11
12 deceased. /

13 The Petition to Confirm Sale of Real Property of LEYSA YOUNG, Executrix of the Estate
14 of JAMES MARION YOUNG, deceased, for confirmation of sale of the real property hereinafter
15 described, having come on regularly for hearing before this Court on the 20th day of June, 2016, the
16 Court after examining the Petition and hearing the evidence finds:
17

18 1. Due notice of the hearing of Petition has been given as required by law and that all
19 of the allegations of said Petition are true.

20 2. Said sale was legally made and fairly conducted and notice of the time, place and
21 terms of the sale was given as prescribed by law.

22 3. Said property was appraised within one year prior to said sale for \$290,000 and the
23 sum offered is a fair price for said property.

24 4. Said sale is necessary in order that the proceeds thereof may be applied to provide
25 cash proceeds for distribution of the estate as defined under Decedent's Will, and that it is for the
26 advantage, benefit and best interest of said estate and those interested therein that said real property
27 be sold.
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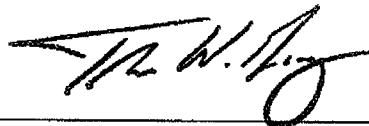
5. The sale price is a fair price for the property sold and it does not appear that a sum exceeding such sale price by at least 5% may be obtained.

IT IS THEREFORE ORDERED that the sale so made of the real property located at 3531 n. Sunridge Drive, Carson City, Nevada, A.P.N. 1420-08-311-008, held in the name of JAMES MARION YOUNG to Alexander Strong, Trustee of the Alexander Strong Living Trust, for the sum of Two Hundred Seventy-five Thousand and no/100 Dollars (\$275,000.00) be, and the same is hereby confirmed; that a particular description of said real property in the State of Nevada, County of Douglas is as follows:

Lot 9 in Block L, of SUNRIDGE HEIGHTS, PHASES 4 & 5A, a Planned Unit Development, according to the Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 1, 1994, in Book 794, Page 1, as Document No. 340968.

IT IS FURTHER ORDERED that said Executrix of the Estate of JAMES MARION YOUNG, deceased, is hereby authorized and directed to pay the customary closing costs and prorations incident to said sale, any liens outstanding upon the property, and upon receipt of the purchase price aforesaid through such escrow said Executrix is directed to execute appropriate conveyances in favor of said purchaser.

DATED this 20th day of June, 2016.



DISTRICT JUDGE

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 June 20, 2016
BOBBIE R. WILLIAMS Clerk of Court

of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy