

Assessor's Parcel Number: 1220-15-410-051

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City/State/Zip Minden, NV 89423

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DOUGLAS COUNTY, NV

2016-890298

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FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

ORDER CONFIRMING Sale of Real Property

(Title of Document)

AND payment of Costs

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

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District Court Clerk

2016 OCT 17 PM 2:03

BOBBIE R. WILLIAMS
CLERK

K. WILFERT DEPUTY

1 CASE NO. 16-PB-0060

2 DEPT. NO. II

3 *The undersigned affirms that this document DOES contain*
4 *a Social Security Number or personal information.*

5
6
7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF DOUGLAS

9
10 In the Matter of the Estate

11 of

ORDER CONFIRMING SALE OF
REAL PROPERTY AND PAYMENT
OF COSTS

12 PEGGY OLIVIA HULME REED

13 Deceased.

14 _____ /
15 **THIS MATTER** came on before the Court on the 17th day of October, 2016, on the Verified
16 Petition for Confirmation of Sale of Real Property and Payment of Costs ("Petition") filed by
17 CLAUDETTE SPRINGMEYER, Douglas County Public Administrator and the Court-appointed
18 Administrator ("Administrator") of the above-referenced estate. Present in Court were the
19 Administrator, together with her counsel, MICHAEL SMILEY ROWE, ESQ. of ROWE HALES
20 YTURBIDE, LLP.
21

22 Based upon the Petition and the Notice of Private Sale; Notice of Hearing to Confirm Sale, both
23 of which were filed on 28 September 2016, all previous pleadings filed in this estate, together with the
24 representations made in open Court at the hearing on the Petition, the Court hereby finds and orders as
25 follows:
26

27 1. This Court's file does not yet contain a copy of the Proof and Statement of Publication
28 of the Notice of Private Sale and Hearing to Confirm Sale. Since the last date of publication was October

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1 16, 2016, just one day before the hearing, the original Proof and Statement of Publication had not yet
2 been received. Accordingly, a copy was provided to the Court. The original Proof and Statement of
3 Publication will be filed with the Court once received in the mail. The publication of the Notice of
4 Private Sale and Hearing to Confirm Sale occurred on 2, 9 and 16 October 2016. The Court finds and
5 concludes that the requirements of NRS 148.220 have been met by the Administrator.

6
7 2. The property which is the subject of this Order, the sale of which is hereby confirmed,
8 is commonly known as 835 Whitney Way, Gardnerville, Nevada 89460. The property is located
9 in Douglas County, Nevada. This property has been assigned Douglas County Assessor's Parcel No:
10 1220-15-410-051.

11 3. The Administrator advised the Court that a date of death appraisal has been performed
12 on the property pursuant to NRS 144.020 and NRS 144.030, and that the appraisal report was issued
13 within one year before the time of sale pursuant to NRS 148.260. The Administrator and her broker have
14 relied on the appraisal report attached to the Administrator's Verified Petition for Confirmation of Sale
15 of Real Property and Payment of Costs filed 28 September 2016 as Exhibit "A". The appraiser opined
16 that the value of the Decedent's property as of her date of death of 18 February 2016 was \$175,000.00.

17
18 4. The Administrator, through her listing agent Deborah Logan of Realty Execs NV's
19 Choice CV, has marketed the property of the Decedent. The result of such efforts has been an offer in the
20 amount of Two Hundred Thousand Dollars (\$200,000.00) containing the following terms:

21 Purchase price: \$200,000.00
22 Deposit: \$ 1,000.00
23 Title Company, Escrow Costs; Split 50/50
24 Transfer Tax: Split 50/50
25 Buyers' funding: All cash
26 Title Insurance: Owner's Policy paid by Seller
27 Offer is an "as is, court approved sale"; no warranties or guaranties
28 Buyers to pay for all inspections desired or waive inspections
Escrow to close thirty (30) days after accepted offer, if Court approves.

///

Attached as Exhibit "B" to the Petition was a copy of the Residential Offer and

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1 Acceptance Agreement and Counter Offer (“Agreement”). The Agreement confirms that the property
2 is sold in an “As Is” condition.

3 Based upon the above and foregoing, the Administrator requested that the sale of the real
4 property and improvements owned by the Decedent to David Lee for the purchase price of \$200,000.00
5 be confirmed.

6 5. No other parties appeared at the time of the sale or confirmation hearing to offer to
7 purchase the property.
8

9 6. Based upon the Agreement attached to the Petition as Exhibit “B”, this Court enters an
10 order confirming the sale of the property to David Lee subject to the terms of the offering set forth
11 hereinabove.

12 7. The Administrator is authorized to execute such instruments as may be necessary to
13 convey the Decedent's interest in the property to David Lee.

14 8. The Court hereby ratifies, confirms and approves of the Administrator’s payment of a
15 3% real estate commission as set forth in the Agreement.
16

17 9. It is also ordered by the Court that the Administrator may, to the extent she is required
18 to do so, pay such funds as are required by the terms of the sale which are set forth in the Petition. For
19 example, title company, escrow costs and real property transfer tax are to be shared 50/50. It is the order
20 of the Court that the Administrator may pay any of the costs of the seller as such costs are set forth in the
21 Petition and its Exhibit “B”.

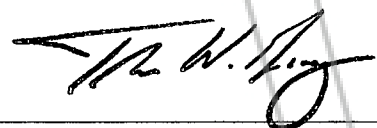
22 10. The Court hereby enters its order ratifying, confirming and approving of each, every and
23 all of the actions taken by the Administrator in listing, and now selling, the Decedent's property. Further,

24 ///
25 ///
26 ///
27 ///

28

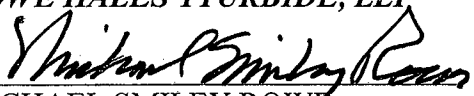
1 the Court ratifies, confirms and approves of each and every of the terms of the purchase of the Decedent's
2 property as set forth in the Petition for Confirmation of Sale of Real Property and Payment of Costs.

3 DATED this 17th day of October, 2016.

4 

5 THOMAS W. GREGORY
6 DISTRICT COURT JUDGE

7 **ROWE HALES YTURBIDE, LLP**

8 

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10 Nevada Bar Number 1374
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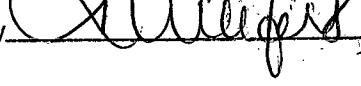
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25 **CERTIFIED COPY**

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.

26 DATE 10/17/16

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

27 By  Deputy
28