

DOUGLAS COUNTY, NV

2016-891883

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\$18.00 Pgs=5

12/09/2016 01:47 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1320-29-213-019

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 084467-TEA

**When Recorded Mail To:**

Claudette Springmeyer, Elected  
Douglas County Public  
Administrator of the Estate of  
Rose Johnson Anderson, Case  
No 11-PB-0011 Pursuant to  
Court Order Recording  
concurrently herewith

PO Box 1059

Minden NV

89423

**Mail Tax Statements to: (deeds only)**

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\_\_\_\_\_  
\_\_\_\_\_

(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**

  
\_\_\_\_\_  
**Traci Adams**

**Escrow Officer**

**Order Confirming Sale of Real Property and Payof of Costs**

This page added to provide additional information required by NRS 111.312

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CASE NO. 16-PB-0043

DEPT. NO. I

*The undersigned affirms that this document contains no  
Social Security Number or personal information.*

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**NOV 29 2016**  
**Douglas County  
District Court Clerk**

**FILED**

2016 NOV 29 PM 4:58

LOUISE R. WILLIAMS  
CLERK

~~K. WOLFERT~~ DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate

-of-

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

ROSE JOHNSON-ANDERSON,

Deceased.

**THIS MATTER** came on before the Court on the 29<sup>th</sup> day of November, 2016, on the Verified  
Petition for Confirmation of Sale of Real Property and Payment of Costs ("Petition") filed by MICHAEL  
SMILEY ROWE and CLAUDETTE SPRINGMEYER ("Co-Executors") of the above-referenced estate.  
Present in Court were the Co-Executors and others as noted in the Minutes of the Court.

Based upon the Verified Petition and the Notice of Private Sale; Notice of Hearing to Confirm  
Sale, both of which were filed on 4 November 2016, all previous pleadings filed in this estate, together  
with the representations made in open Court at the hearing on the Petition, the Court hereby finds and  
orders as follows:

1. The original Proof and Statement of Publication was filed with the Court in open Court  
on 29 November 2016. The publication of the Notice of Private Sale and Hearing to Confirm Sale  
occurred on 11, 16 and 23 November 2016. The Court finds and concludes that the requirements of NRS  
148.220 have been met by the Co Executors.

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1           2.     The property which is the subject of this Order, the sale of which is hereby confirmed,  
2 is commonly known as 1647 Lantana, Minden, Nevada, 89423. The property is located in Douglas  
3 County, Nevada, and has been assigned Douglas County Assessor's Parcel No: 1230-29-213-019.

4           3.     The Co-Executors advised the Court that a date of death appraisal has been performed  
5 on the property pursuant to NRS 144.020 and NRS 144.030, and that the appraisal report was issued  
6 within one year before the time of sale pursuant to NRS 148.260. The Co-Executors and their real estate  
7 agent have relied on the appraisal report attached to the Inventory, Appraisement and Records of Value  
8 filed 8 July 2016 as Exhibit "A". The appraiser opined that the value of the Decedent's property as of  
9 her date of death of 25 February 2016 was \$325,000.00.

10           4.     The Co-Executors, through their listing agent Theresa Elges of Intero Realty Executives  
11 Alpine Sierra LLC, have marketed the property of the Decedent. The result of such efforts has been an  
12 offer in the amount of Three Hundred Ten Thousand Five Hundred Dollars (\$310,500.00) containing the  
13 following terms:  
14

- 15           Purchase price:                                 \$310,500.00
- 16           Deposit:   \$ 1,000.00
- 17           Title Company, Escrow Costs:                     Split 50/50
- 18           Transfer Tax:   Split 50/50
- 19           Buyers' funding:                                   \$60,000 Cash Down/\$244,000 Conv. Loan
- 20           Title Insurance:                                    Owner's Policy paid by Seller
- Lender's Policy paid by Buyer
- 21           Offer is an "as is, court approved sale"; no warranties or guaranties
- 22           Buyers to pay for all inspections desired or waive inspections
- 23           Escrow to close 12/30/2016, if Court approves.

24           The Court was advised that the Co Executors had agreed to a \$2,000 credit due to the results of  
25 a home inspection which revealed several deficiencies in the home requiring repair. A copy of  
26 Addendum One was lodged with the Court.

27           ///  
28           ///

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1 Attached as Exhibit "A" to the Petition was a copy of the Residential Offer and  
2 Acceptance Agreement and Addendum. Attached as Exhibit "B" to the Petition was a copy of the  
3 Counter Offer. These agreements confirm that the property is sold in an "As Is" condition.  
4

5 Based upon the above and foregoing, the Co-Executors requested that the sale of the real  
6 property and improvements owned by the Decedent to Jerome P. Houston and Theresa A. Houston for  
7 the purchase price of \$310,500.00 be confirmed.

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

10 6. Based upon the Agreements attached to the Petition as Exhibits "A" and "B", this Court  
11 enters an order confirming the sale of the property to Jerome P. Houston and Theresa A. Houston subject  
12 to the terms of the offering set forth hereinabove.

13 7. The Co-Executors are authorized to execute such instruments as may be necessary to  
14 convey the Decedent's interest in the property to Jerome P. Houston and Theresa A. Houston.

15 8. The Court hereby ratifies, confirms and approves of the Co-Executors' payment of a 6%  
16 real estate commission as set forth in the Agreement.

17 9. It is also ordered by the Court that the Co-Executors may, to the extent they are 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 Co-Executors may pay any of the costs of the Seller as such costs are set forth in the  
21 Petition and its Exhibits "A" and "B" and in Addendum One to the Agreement.

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

24 ///  
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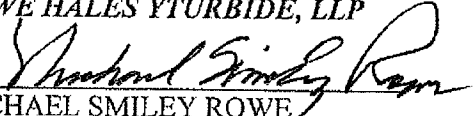
1 the Court ratifies, confirms and approves of the terms of the purchase of the Decedent's property as set  
2 forth in the Petition for Confirmation of Sale of Real Property and Payment of Costs.

3 DATED this 29<sup>th</sup> day of November, 2016.

4  
5 

6 NATHAN TOD YOUNG  
7 DISTRICT COURT JUDGE

8 **ROWE HALES YTURBIDE, LLP**

9 

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


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**COPIES**

**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 11/29/16  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy