

APN # 1318-15-111-021

Escrow # 225700DR

Recording Requested By:
First Centennial Title Company
1450 Ridgeview Dr. #100
Reno, NV 89509

When Recorded Return to:
Carol Lee Crane
1034 Silveranch Drive
Gardnerville, NV 89460

Mail Tax Statements to:
Same as above

DOUGLAS COUNTY, NV **2017-895719**
Rec:\$18.00
\$18.00 Pgs=5 **03/08/2017 10:56 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDERS USE

Order Confirming Sale of Real Property

(Title of Document)

Please complete Affirmation Statement below:

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)

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).

Kris Thorson
SIGNATURE

Escrow Assist
TITLE

Kris Thorson
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

SPACE BELOW FOR RECORDER

RECEIVED

MAR 01 2017

Douglas County
District Court Clerk

FILED

2017 MAR -6 PM 1:45

BOBBIE R. WILLIAMS
CLERK

A. NEWTON
BY _____ DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR DOUGLAS COUNTY

In the Estate of)

DENNIS DUANE JEFFERY,)

Deceased.)

) Case No. 16-PB-0135

) Dept. II

ORDER CONFIRMING SALE OF REAL PROPERTY

THIS MATTER came before the Court upon Petitioner CAROL LEE CRANE'S *Return of Sale of Real Property and Petition for Confirmation of Sale* filed with the Court on February 10, 2017, and the *Supplement to Return of Sale of Real Property and Petition for Confirmation of Sale* filed with the Court on February 28, 2017. The Court held a hearing on March 6, 2017.

THE COURT having considered the petition, the papers and pleadings on file herein, and the representations of counsel, FINDS THAT:

1. Due notice of sale of real property has been given as required by law, and all of the allegations of the petition are true. The sale of the property has been conducted in a legal and fair manner;
2. Good reason exists for the sale of the property;
3. The sale terms of the real property appear to be reasonable, and the price is not disproportionate to the value of the property.

1 4. It is in the best interests of the probate estate to sell the subject property to the
2 Buyers at the agreed upon price and upon agreed terms (hereinafter "Purchase and Sale
3 Agreement");

4 5. A copy of the *Notice of Sale of Real Property, Return of Sale of Real Property*
5 *and Petition for Confirmation of Sale, and Notice of Hearing* was provided to all persons entitled
6 to Notice;

7 6. Personal Representative filed with the Court an *Affidavit of Publication* of the
8 *Notice of Sale of Real Property* on February 9, 2017;

9 7. Court notes that the *Purchase and Sale Agreement* for sale of the property is
10 signed by the Seller, Carol Lee Crane, and the Buyer, Tahoe West Ventures, and thereafter
11 effectively substituted by novation, 72 Pinewild LLC, and said documents contain provisions
12 that the sale is subject to Court approval; and

13 8. No other bids were submitted at the Notice of Sale or at the March 6, 2017,
14 hearing.

15 GOOD CAUSE APPEARING, it is HEREBY ORDERED as follows:

16 1. That the sale of the parcel of real property located at 600 Highway 50, Unit #72,
17 Zephyr Cove, Nevada, 89448, the Assessor's Parcel Number being 1318-15-111-021, more
18 particularly described as:

19 PARCE NO. 1

20 Lot 72, as shown on the official plat of PINEWIND JOINT NO. 2, a Condominium,
21 filed for record in the office of the County Recorder, Douglas County, Nevada, on
22 October 23, 1973, as Document No. 69660.

23 PARCEL NO. 2

24 The exclusive right to the use and possession of those certain patio areas
25 adjacent to said units designated as "Restricted Common Areas" on the
Subdivision Map referred to in Parcel No. 1 above.

1 PARCEL NO. 3

2 An undivided interest as tenants in common as such interest is set forth in Book
3 377, at Page 417 thru 421, of the real property described on the Subdivision Map
4 referred to in Parcel No. 1 above, defined in the Amended Declaration of
5 Covenants, Conditions and Restrictions of Pinewild, a Condominium Project,
6 recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited
7 Common Area and thereby allocated to the unit described in Parcel No. 1 above,
8 and excepting non-exclusive easements for ingress and egress, utility service,
9 support encroachments, maintenance and repair over the Common Area as
10 defined and set forth in said Declaration of Covenants, Conditions, and
11 Restrictions.

7 PARCEL NO. 4

8 Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and
9 egress, utility services, support encroachments, maintenance and repair over the
10 Common Areas as defined and set forth in the Declaration of Covenants,
11 Conditions, and Restrictions of Pinewild, more particularly described in the
12 description of Parcel No. 3, above.

12 to 72 Pinewild LLC, at the purchase price of \$605,000 upon the terms and conditions that are
13 contained in Exhibit 2 to the *Return of Sale of Real Property and Petition for Confirmation of*
14 *Sale* and Exhibit 1 to the *Supplement to Return of Sale of Real Property and Petition for*
15 *Confirmation of Sale* are approved and confirmed;

16 2. That Personal Representative and buyer comply with the terms and conditions
17 set forth in the *Residential Offer and Acceptance Agreement* regarding the shared costs of
18 escrow, title insurance, recording fees, and document and transfer taxes for the sale of the
19 property;

20 3. That Personal Representative is authorized and directed to take all action and to
21 execute all documents necessary to complete the sale and conveyance of the real property to
22 the buyers; and

23 //
24 //
25 //

