

DOUGLAS COUNTY, NV

2017-895835

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ETRCO

KAREN ELLISON, RECORDER

APN#: 1420-33-112-007

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 086248-ARJ

When Recorded Mail To:

Alliance Trust Company

100 West Liberty St., Ste. 100

Reno, NV


89501

Mail Tax Statements to: (deeds only)

(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 _____



Michelle Simpson

Escrow Assistant

Order Confirming Sale of Real Property

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

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FEB 21 2017

Douglas County
District Court Clerk

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2017 FEB 21 PM 1:55

BOBBIE R. WILLIAMS
CLERK

BY ANGELA DEPUTY

1 James A. Kalicki, Esq.
 2 Nevada Bar No. 5684
 3 Mark A. Goodman, Esq.
 4 Nevada Bar No. 10357
KALICKI COLLIER, LLP
 401 Ryland Street, Suite 200
 5 Reno, Nevada 89502
 Telephone: (775) 852-2600
 6 Facsimile: (775) 852-2642
 Email: *jak@kalickicollier.com*
 7 *mag@kalickicollier.com*
 8 Attorneys for Petitioner, Alliance Trust Company

9
 10 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
 11 **IN AND FOR THE COUNTY OF DOUGLAS**

12
 13 IN THE MATTER OF THE ESTATE OF

14 LINDA J. GOERINGER,

15 Deceased.

Case No. 16-PB-0033

Dept. No. I

Hearing Date: February 21, 2017

Hearing Time: 1:30 p.m.

16
 17
 18 **ORDER CONFIRMING SALE OF REAL PROPERTY**
 19 **[1282 Halter Court, Minden, Nevada]**

20 The Petition for Confirmation of Sale of Real Property filed by Alliance Trust Company
 21 (the "Petitioner"), the Administrator of the Estate of Linda J. Goeringer, Deceased, requesting
 22 this Court enter an order approving the private sale of the real property located at 1282 Halter
 23 Court, Minden, Nevada 89423, having come on regularly for hearing this date; and notice of this
 24 hearing having been provided as required by law; and this Court being aware of the contents of
 25 the Petition and the terms of the offer to purchase the property contained therein; and no superior
 26 bid nor objection to the present offer having been presented, and upon proof duly made to the
 27
 28

1 satisfaction of the Court that said sale would be in the best interests of the Decedent's Estate, and
2 good cause otherwise appearing, the Court now finds as follows:

3 1. Notice of the Hearing was given as required by law.

4 2. The Buyers, DJ and Amy W. Dodson are responsible persons. The written offer
5 submitted by the Buyers in the amount of \$355,000.00, cash at the close of escrow is fair and
6 reasonable and not disproportionate to the value and interest held by the Estate in the real
7 property pursuant to the appraisal submitted and current market conditions.

8
9 3. Title to the Estate's interest in the real property is to be transferred subject to any
10 lien for real property taxes and Covenants, Conditions and Restrictions, rights of way and
11 easements of record encumbering the real property. The proceeds of the sale will be used to fully
12 pay any existing deed of trust on the real property, rents, if any, real property taxes and other
13 expenses of the real property are to be pro-rated as of the close of escrow. The Estate and Buyers
14 will be responsible for the premium payments of the cost of title insurance and one-half of all
15 escrow fees and other normal closing costs. The terms of the sale for the real property are more
16 fully described in the Residential Offer and Acceptance Agreement attached to the Petition.
17

18 4. The realtor commissions agreed to by the Administrator in the amount of
19 \$21,300.00 or six percent (6%) of the purchase price is a fair and reasonable commission for
20 procuring the sale and will be split 50/50 between the Seller's and Buyers' agents.
21

22 5. The Estate's interest in the real property sold is commonly described as 1282 Halter
23 Court, Minden, Douglas County, Nevada 89423, and more particularly described as follows:

24 Lot 143 in Block B, as set forth on the FINAL MAP OF WILDHORSE UNIT
25 NO. 4, A PLANNED UNIT DEVELOPMENT, filed for record in the office of
26 the County Recorder of Douglas County, State of Nevada, on December 31, 1990,
27 in Book 1290, Page 3944, as Document No. 241974.

28 APN: 1420-33-112-007

1 6. The real property was appraised within one (1) year of the sale at \$350,000.00. The
2 offer received is representative of and not disproportionate to the value of the Estate's interest in
3 the property sold.

4 7. The real property is residential property owned by the Decedent. The sale of the
5 property is necessary and for the advantage of and in the best interest of the Estate and those
6 interested therein.

7 8. At the hearing, the Court called for overbids, and there were none.

8 Based upon the foregoing, the Court hereby ORDERS the following:

9 A. The sale of the real property located at 1282 Halter Court, Minden, Nevada 89423,
10 APN 1420-33-112-007, to DJ and Amy W. Dodson for the sales price of \$355,000.00, payable in
11 cash is accepted and confirmed.

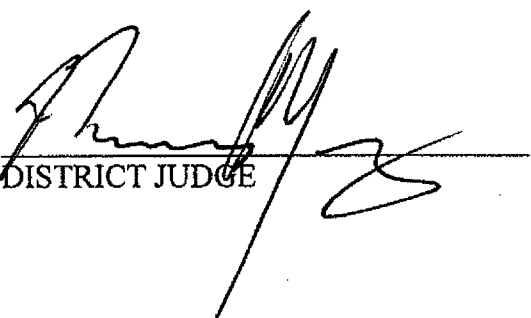
12 B. The Administrator is ordered to complete the sale in accordance with the terms
13 herein and the terms described within the Residential Offer and Acceptance Agreement.

14 C. The Administrator is hereby authorized to pay the realtor commissions in the
15 amount of \$21,300.00, as fair and reasonable commission for procuring the sale to be split 50/50
16 between the Seller's and Buyers' agents.

17 D. Upon the close of escrow for the sale, the Administrator shall execute and deliver to
18 Buyers a deed conveying all of the right, title, and interest of the Estate to the real property. The
19 Administrator is further authorized to execute all documents necessary to complete the sale and
20 close of escrow including the transfer of said property.

21 **IT IS SO ORDERED.**

22 DATED this 21 day of February, 2017.

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DISTRICT JUDGE

1 The undersigned does hereby affirm that the preceding document does not contain the
2 social security number of any persons.

3
4 SUBMITTED by:

5 **KALICKI COLLIER, LLP**

6 
7 James A. Kalicki, Esq. #5684
8 Mark A. Goodman, Esq. #10357
9 401 Ryland Street, Suite 200
10 Reno, Nevada 89502
11 Telephone: (775) 852-2600
12 Facsimile: (775) 852-2642
13 Email: jak@kalickicollier.com
mag@kalickicollier.com
14 *Attorneys for Petitioner, Alliance Trust Company*

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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 2-21-17
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By A. Newman Deputy