

DOUGLAS COUNTY, NV

2017-900884

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ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-15-511-016

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 088693-WLD

When Recorded Mail To:

Ronald Ray Mitchell

P.O. BOX 5607

STATELINE, NV 89449

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 \_\_\_\_\_

Wendy Dunbar

Escrow Officer

\_\_\_\_\_  
**Order Confirming Sale**

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

**RECEIVED**

**FILED**

1 CASE NO: 12PB0119

**JUN 14 2017**

2 DEPT. I

**Douglas County  
District Court Clerk**

2017 JUN 14 PM 2:24

**BOBBIE R. WILLIAMS  
CLERK**

**A. NEWTON  
DEPUTY**

3  
4 *This document does not contain the social security number of any person.*

5  
6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
7 **IN AND FOR THE COUNTY OF DOUGLAS**

8  
9 **IN THE MATTER OF THE ESTATE OF**  
10 **OPAL EVELYN MITCHELL,**  
11 **Deceased,**

**ORDER CONFIRMING OF SALE OF  
REAL PROPERTY**

12  
13  
14 The Petition of Ronald Ray Mitchell and Sharon Lynn Davis, Personal Representatives of  
15 the Estate of Opal Evelyn Mitchell, deceased, for confirmation of the sale of that certain single-  
16 family residence located at 950 Fairway Drive, Gardnerville, Nevada 89423 (the "Property"),  
17 having been considered and good cause appearing therefore, the Court finds that:

18 1. Petitioners are the sole heirs of the decedent and the sole devisees under  
19 decedent's Will dated February 9, 2008, which was lodged with the Clerk of this Court on  
20 October 16, 2012.

21 2. Petitioners have agreed, subject to Court confirmation, to sell the Property to Dan  
22 Rogers and Cindy Rogers, for a total sale price of \$330,000, with a closing date of June 30,  
23 2017, and on those other terms and conditions as set forth in the Standard Residential Purchase  
24 Agreement signed by Petitioners (and their spouses) and the buyers, a true and correct copy of  
25 which is attached to the Petition as Exhibit 1.

26 3. The Property appraised in April 2017 and May 2017 for \$330,000. Petitioners  
27 have waived further appraisal of the property. NRS 148.260(2). The assessed value of the  
28

1 property for taxation according to the Douglas County Assessor is \$216,577. Accordingly, the  
2 Property is being sold for its fair market value.

3 4. Petitioners have waived notice of sale and publication of notice, and the Court  
4 waives and dispenses with the requirement of notice of sale and publication of notice. NRS  
5 148.220(2).

6 5. There are no real estate brokers or agents involved in this sale, and no  
7 commission to be paid.

8 6. The decedent owned a one-third (1/3) interest in the Property, with Petitioners  
9 (and their spouses) each also owning a one-third (1/3) interest therein, all as tenants in common.

10 7. The Property was the decedent's personal residence, who left no surviving  
11 spouse. Petitioners are the sole heirs of decedent and the sole devisees under her Will.  
12 Accordingly, the sale of the Property is for the advantage, benefit and in in the best interests of  
13 the Estate and those interested therein.

14 8. The Property is commonly described as follows:  
15 Lot 19, as shown on the official map of Gardnerville Ranchos Unit  
16 No. 3, filed in the Office of the County Recorder of Douglas  
17 County, Nevada, on June 1, 1965, as Document No. 28310 and the  
18 Amended Title Sheet on June 4, 1965, as Document No. 28378.  
19 APN: 1220-15-511-016

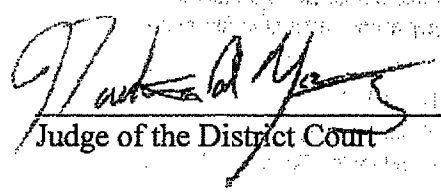
19 Based on the forgoing, IT IS HEREBY ORDERED THAT:

20 1. The sale of the Property to Dan Rogers and Cindy Rogers for a total sale price of  
21 \$330,000 is hereby CONFIRMED.

22 2. Petitioners shall consummate the sale pursuant to the terms and conditions as set  
23 forth in the Standard Residential Purchase Agreement attached to the Petition as Exhibit 1.

24 3. Upon the close of escrow, Petitioners shall execute and deliver to the buyers a  
25 deed conveying all right, title and interests of the Estate in the Property.

26  
27  
28 DATED: June 14 2017

  
Judge of the District Court

COPY

**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 11-14-17

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

By ANEMA Deputy