

DOUGLAS COUNTY, NV

2017-905678

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10/17/2017 09:40 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1220-21-510-221

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.  
1483 Highway 395 N, Suite B

Gardnerville, NV 89410

*Order Re: Petition for Approval  
and confirmation of Sale of  
Real Property*  
\_\_\_\_\_  
(Title on Document)

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

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

RECEIVED

FILED

1 CASE NO. : 17-CV-0200

OCT 03 2017

2 DEPT. NO. : I

Douglas County  
District Court Clerk

2017 OCT -3 PM 4:07

BOBBIE R. WILLIAMS  
CLERK

~~D. GOBLZ~~ DEPUTY

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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 CAROL LEE POOL and LARRY VERNARD )  
11 POOL, )  
12 Deceased. )  
13 )  
14 )

**ORDER RE:**  
**PETITION FOR APPROVAL**  
**AND CONFIRMATION OF SALE**  
**OF REAL PROPERTY**

15 The verified Petition for Approval and Confirmation of Sale of Real Property of STEVEN L.  
16 POOL, Executor of the Estate of CAROL LEE POOL and LARRY VERNARD POOL, Deceased for  
17 the approval and confirmation of the sale of a parcel of real property located at 830 Wagon Drive,  
18 Gardnerville, Gardnerville, Douglas County, Nevada, came on regularly for hearing on October 3,  
19 2017. The sales price of the real property is TWO HUNDRED FORTY-FIVE THOUSAND AND  
20 NO/100 DOLLARS (\$245,000.00), all of which is payable in cash at the close of escrow.

21 On proof duly made to the satisfaction of the Court, the Court now finds the following:

22 Notice of the hearing was given as required by law.

23 A Notice of Sale was published in the manner required by NRS 148.220. A Proof of  
24 Publication was previously filed with the Court.

25 The Real Property was appraised by Marsha Williams as of June 30, 2016, for TWO  
26 HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00).

27 Although the sales price of TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100  
28 DOLLARS (\$245,000.00) is less than the appraised value, it is in line with comparative sales in the  
area which were \$249,000.00, \$238,000.00 and \$280,000.00

1           There is a valid Agreement for sale of the Real Property to Jeremy Hutchinson and Farin  
2 Hutchinson, husband and wife as joint tenants, provides for a sales price of TWO HUNDRED  
3 FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$245,000.00), all of which is payable in  
4 cash at the close of escrow.

5           Title to the real property is to be transferred subject to any lien for real property taxes and  
6 covenants, conditions and restrictions, rights-of-way, and easements of record encumbering the real  
7 property.

8           The estate is to be responsible for payment of the premium of a policy of title insurance  
9 insuring Buyer's title to the real property for one-half (1/2) of all escrow fees and other normal  
10 closing costs. The terms for the sale of the real property are evidenced by a Standard Purchase  
11 Agreement and Earnest Money Receipt which were attached to the Petition as Exhibit "1."

12           The real property sold is commonly described as 830 wagon Drive, Gardnerville, Douglas  
13 County, Nevada, the legal description of which is as follows:

14           Lot 219, as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for  
15 record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in  
16 Book 573, Page 1026, as File No. 66512.  
17 APN: 1220-21-510-221

18           The real property being sold includes all tenements, hereditaments and appurtenances of the  
19 real property, the rents, issues and profits thereof, and all fixtures located on the property.

20           The Real Property was investment property of the Decedents. The Petitioner is the son of the  
21 Decedents and the sale of the Real Property is for the advantage, benefit and in the best interests of  
22 the estate and the heirs.

23           The Court opened the bidding to determine if there were any interested buyers in the  
24 courtroom. There being none, the Court closed the bidding.

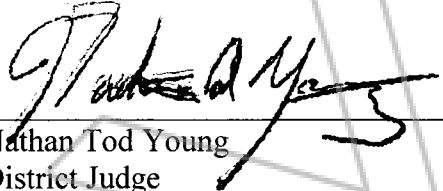
25           BASED UPON THE ABOVE, the Court hereby orders the following:

26           That the sale of the Real Property to Jeremy Hutchinson and Farin Hutchinson, husband and  
27 wife as joint tenants, for the total sales price of TWO HUNDRED FORTY-FIVE THOUSAND AND  
28 NO/100 DOLLARS (\$245,000.00), payable in cash, is approved and confirmed.

          That the Petitioner is ordered to consummate the sale pursuant to the terms described herein  
and the additional terms described in the Standard Residential Purchase Agreement and earnest  
money deposit, which is attached hereto as Exhibit "1"; and

1           Upon the close of escrow for the sale, the Petitioner shall execute and deliver a deed  
2 conveying right, title and interest of the estate in the Real Property to Lorn and Olga Schwedland,  
3 husband and wife as joint tenants.

4           DATED this 3 day of October, 2017

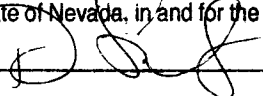
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6             
7           Nathan Tod Young  
8           District Judge

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COPIES

25           **CERTIFIED COPY**

26           The document to which this certificate is attached is a  
27 full, true and correct copy of the original in file and of  
28 record in my office.

DATE October 3, 2017  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy