

APN# 1420-28-211-010

Recording Requested by:

Name: First American Title Insurance Company

Address: 1663 US Highway 395, Suite 101

City/State/Zip: Minden, NV 89423

Order Number: 143-2527308

Order on Petition for Confirmation of Sale of Real Property and Payment of Costs

(Title of Document)

(for Recorder's use only)

Recorder Affirmation Statement

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)

Natalie Frey FO

Signature

Title

Natalie Frey

Print

Signature

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

(Additional recording fee applies)

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SEP 26 2017

Douglas County
District Court Clerk

FILED

CASE NO. 17-PB-0078

DEPT. NO. II

2017 OCT 23 PM 1:38

BOBBIE R. WILLIAMS
CLERK

BY D. GOELZ DEPUTY

This document does not contain the personal information of any individual.

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

RONNETT MICHELLE KOONS,
Deceased.

ORDER ON PETITION FOR
CONFIRMATION OF SALE OF REAL
PROPERTY AND PAYMENT OF COSTS

1701 County Road, Suite M
MINDEN, NEVADA 89423
(775) 392-4565

THIS MATTER was brought on before the Court on the 23rd day of October 2017, on the Co-Administrator's Petition for Confirmation of sale of Real Property and Payment of Costs. Present in Court was, Phyllis D. Jadoff, Co-Administrator, together with her attorney Jennifer Yturbide, Esq., of Yturbide Law PC. Notice was properly given. No person appeared to contest the Petition, or bid a higher amount for the purchase of said real property.

Based upon the Petition for Confirmation of Sale of Real Property and Payment of Costs, the papers and pleadings on file herein, and good cause appearing, the Court hereby finds and orders as follows:

1. Petitioner petitioned the Court for confirmation of the sale of real property and improvements, which property is commonly known as 1283 Siesta Court, Minden, Douglas County, Nevada. This property has been assigned Douglas County Assessor's Parcel No 1420-28-211-010.

- 1 2. A recent appraisal was performed on the subject property, for an appraised value of
2 \$365,000.
- 3 3. Pursuant to NRS 148.270, it appears good reason exists for the sale, the sale was
4 legally made and fairly conducted, complied with NRS 148.260, and that there are no
5 bids 5% or \$5,000 over the sales price as applicable at the hearing. Notice has been
6 published, and no higher bids were received. Therefore, the court approves and
7 confirms the sale and finds it would be in the best interest of the Estate.
8
- 9 4. The real property was listed on September 6, 2017 and was shown multiple times. The
10 listing price was \$369,000. Two offers were made, but one was conditioned upon sale
11 of another home. The other offer of \$369,000 was accepted subject to court approval.
12 The accepted offer is not conditioned upon sale of another home. The estate does not
13 have sufficient liquid assets to service and pay off the mortgage. Since the accepted
14 offer will pay off the mortgage, and meets the value of a recent appraisal, it is in the
15 best interest of the estate to accept the sale. The accepted offer is approved and
16 confirmed.
17
- 18 5. Close of escrow is expected by October 31, 2017, and shall not be more than 15 days
19 after Court confirmation.
20
- 21 6. Closing costs set forth in the Order and Acceptance, and the real estate commission fee
22 of 6%, 3% which is paid to Seller's Agent Brooke Bond-Roberts, and 3% of which is
23 paid to Buyer's Agent Lauren Saunders are approved and confirmed.
24
- 25 7. The Decedent owned the real property as a widow, her husband having predeceased
26 her, and it was the Decedent's separate property.
27
28

11 CANDLER COURT
1701 County Road, Suite M
MINDEN, NEVADA 89423
(775) 392-4565

1 8. Petitioner is authorized to sign a conveyance to the confirmed purchaser of the
2 Decedent's rights, title and interest to the real property and improvements to 1283
3 Siesta Court, Minden, Nevada 89460 (APN: 1420-28-211-010).

4 IT IS HEREBY ORDERED:

5 1. Sale of 1283 Siesta Court, Minden, Nevada 89460 (APN: 1420-28-211-010) in
6 accordance with the Residential Offer and Acceptance Agreement to Mark T. Siderits is
7 approved and confirmed in its entirety including the costs and real estate commission fee of 6%,
8 3% which is paid to Seller's Agent Brooke Bond-Roberts, and 3% of which is paid to Buyer's
9 Agent Lauren Saunders.
10

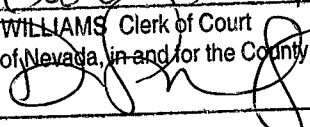
11 4. The Co-Administrator is directed to execute such instruments of conveyance as are
12 necessary to transfer the real property in accordance with the approved and confirmed sales
13 agreement.
14

15 Dated this 23 day of October 2017.

16
17
18 
19 THOMAS W. GREGORY
20 DISTRICT COURT JUDGE
21
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23
24
25
26

27 **CERTIFIED COPY**

28 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 October 23, 2017
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy