

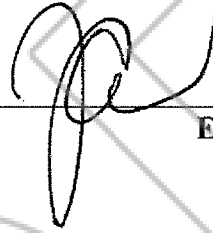
APN#: 1220-04-114-017

Recording Requested By:
Western Title Company, LLC
Escrow No.: 092439-TEA

When Recorded Mail To:
Kelly McGrath
29 Yosemite
San Rafael CA
94903

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 _____



Traci Adams

Escrow Officer

Order Approving and Confirming Sale of Real Property

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

RECEIVED

NOV - 8 2017

Douglas County
District Court Clerk

FILED
2017 NOV 13 PM 1:52
BOBBIE R. WILLIAMS
CLERK
DOUGLAS COUNTY
BY _____

1 Case No. 17-PB-0040/.

2 Dept. II

3
4 The undersigned affirms that this document does not
5 contain personal information, pursuant to NRS 603A.040

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

8 * * * * *

9 In the Estate of)
10 WARREN HOWARD SHOULDIS,)
11 Deceased.)

**ORDER APPROVING AND
CONFIRMING SALE OF REAL
PROPERTY**

12
13 THIS MATTER came before the Court upon Personal Representative KELLY McGRATH'S
14 *Petition for Confirmation of Sale of Real Property* filed with the Court on October 23, 2017,
15 and *Supplement to Petition for Confirmation of Sale of Real Property* filed with the Court on
16 October 30, 2017. The Court held a hearing on November 13, 2017.

17 THE COURT having considered the Petition and Supplement, the papers and pleadings
18 on file herein, and the representations of counsel, FINDS THAT:

- 19 1. Due notice of sale of real property has been given as required by law, and all of
- 20 the allegations of the Petition are true. The sale of the property has been conducted in a
- 21 legal and fair manner;
- 22 2. Good reason exists for the sale of the property;
- 23 3. The sale terms of the real property appear to be reasonable, and the price is
- 24 not disproportionate to the value of the property. It is in the best interest of the Probate
- 25 Estate to sell the subject property to the Buyer at the agreed upon price and upon agreed
- 26 terms as contained in the *Residential Office and Acceptance Agreement* attached as Exhibit 1
- 27 to the *Petition for Approval and Confirmation of Sale of Real Property*;

28 / /

ORDER APPROVING AND
CONFIRMING SALE OF REAL PROPERTY



1 4. A copy of the *Notice of Sale of Real Property, Notice of Hearing and Petition for*
2 *Approval and Confirmation of Sale of Real Property*, was provided to all persons entitled to
3 notice;

4 5. Personal Representative has also filed with the Court *Proof of Publication* of the
5 *Notice of Sale of Real Property and Notice of Hearing and Confirmation of Sale of Real*
6 *Property* on November 13, 2017.

7 6. The Court notes that the *Purchase and Sale Agreement* for sale of the property
8 is signed by the Buyer, the J.L. Pilkinton Living Trust, and the Seller, KELLY McGRATH, and
9 said documents contain provisions that the sale is subject to Court approval; and

10 7. No other bids have been submitted.

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

12 1. That the Court hereby approves and confirms the sale to the J.L. Pilkinton
13 Living Trust, at the purchase price of \$110,000.00 upon the terms and conditions that are
14 contained in Exhibits 1 and 2 to the *Petition for Approval and Confirmation of Sale of Real*
15 *Property*. After payment of commissions, the net proceeds will be approximately
16 \$103,400.00.

17 2. That the sale of the parcel of real property located at 1344 Bishop Circle,
18 Gardnerville, Nevada, 89410, the Assessor's Parcel Number being 1220-04-114-017, more
19 particularly described as:

20 Lot 78, as shown on the plat of Kingslane, Unit 3-A, filed for record in the
21 office of the County Recorder of Douglas County, Nevada, on November 5,
22 1976, in Book 1176, Page 291, as File No. 04483. Said plat was amended
23 by Certificate of Amendment recorded December 2, 1976, as File No.
24 5025.

25 together with the 1977 Fleetwood Modular Home, Serial Number: CAFL2AB718170660
26 located thereon, to the J.L. Pilkinton Living Trust, is approved and confirmed;

27 3. That Personal Representative and Buyer comply with the terms and conditions
28 set forth in the *Residential Offer and Acceptance Agreement* regarding the shared costs of



1 escrow, title insurance, recording fees, and document and transfer taxes for the sale of the
2 property;

3 4. That Personal Representative is authorized and directed to take all action and
4 to execute all documents necessary to complete the sale and conveyance of the real
5 property to the Buyers; and

6 5. That Personal Representative is authorized to pay sales commission in the
7 amount of three percent (3%) of the sales price, \$3,300.00, to Judy Hicks as the Seller's
8 Agent, and to pay sales commission in the amount of three percent (3%) of the sales price,
9 \$3,300.00, to J.P. Pilkinton, as the Buyer's Agent.

10 IT IS HEREBY ORDERED this 13 day of November, 2017.

11
12
13 
14 _____
15 DISTRICT JUDGE

16 **AFFIRMATION**

17 The undersigned hereby affirms pursuant to NRS 239B.03 that the foregoing does not
18 contain the social security number of any person, or other personal information as defined
19 by NRS 603A.040.

20 Submitted this 8th day of November, 2017

21
22 
23 Michael G. Millward, Esq.

24
25
26
27
28 **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: November 13, 2017

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

By  **PAGE 3 OF 3**
Deputy

ORDER APPROVING AND
CONFIRMING SALE OF REAL PROPERTY

MILLWARD LAW, LTD

1591 Mono Ave., Minden NV 89423
(775) 600-2776

