

DOUGLAS COUNTY, NV

2018-910515

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ETRCO

KAREN ELLISON, RECORDER

APN# : 1121-35-001-030

Recording Requested By:

Western Title Company, LLC

Escrow No.: 093488-WLD

When Recorded Mail To:

Jackie Bray

824 Maple St. #3

Santa Monica, CA 90405

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 _____

Wendy Dunbar

Escrow Officer

Order Confirming Sale of Real Property

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

RECEIVED

JAN 29 2018

Douglas County
District Court Clerk

FILED

1 Case No. 15-PB-0141

2 Dept. No. I

2018 JAN 30 PM 1:44

BOBBIE R. WILLIAMS
CLERK

K. WILFERT
BY DEPUTY

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

9 In the Matter of the Estate of
10 MICHAEL PATRICK GALGANO,
11 Deceased.

12 _____ /
13 **ORDER CONFIRMING SALE OF REAL PROPERTY**

14 The Petitioners, JACKIE BRAY and LISA IMBESI, by and through their attorney,
15 JENNIFER MAHE, ESQ. of MAHE LAW, LTD., having filed herein with the Clerk of the Court
16 a Petition for Approval, Confirmation and Ratification of Sale of Real Property ("Petition"), and a
17 hearing thereon having been had in open Court on January 30, 2018, due notice of which was
18 proved; and no person objecting; and the Court having reviewed the evidence, read the papers, and
19 finding that the facts alleged in said Petition are true and correct, and that said Petition should be
20 granted.

21 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

22 1. That the Decedent, MICHAEL PATRICK GALGANO, died on September 19, 2015,
23 in Los Angeles County, California. At the date of his death, the Decedent was a resident of Douglas
24 County, Nevada.

25 2. That the Decedent left real property located in the State of Nevada located at 2935
26 Jackrabbit Trail, Gardnerville, Nevada, and more particularly described as follows:

27 A parcel of land situated within Section 35, Township 11 North,
28 Range 21 East, M.D.B&M., Douglas County, Nevada and more particularly described as follows:

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707 NORTH MINNESOTA STREET, SUITE D
CARSON CITY, NV 89703
PH (775) 461-0992 • FX (775) 461-0993
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Commencing at the East one quarter corner of Section 35, Township 11 North, Range 21 East, M.D.B.&M.; Thence North 63 Degrees 44 Minutes 51 Seconds West, a distance of 1493.67 feet to a 5/8" rebar and the true POINT OF BEGINNING; Thence South 89 Degrees 53 Minutes 08 Seconds West, a distance of 859.43 feet to a point; Thence North 01 Degrees 12 Minutes 53 Seconds East, a distance of 471.18 feet to a point; Thence North 89 Degrees 46 Minutes 21 Seconds East, a distance of 845.01 feet to a point; Thence South 00 Degrees 32 Minutes 18 Seconds East, a distance of 472.73 feet to the POINT OF BEGINNING. Said parcel containing 402146.75 square feet or 9.23 acres, more or less.

The basis of bearings of this description is the East line of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the official records of Douglas County. Said line bears S0°32'18"E as per said map.

Assessor's Parcel No. 1121-35-001-030

3. The children of the Decedent, JACKIE BRAY and ANGELA GALGANO, are the sole heirs of the estate and consented to the sale of the real property without an appraisal, pursuant NRS 148.260(2), thus relying on the assessed value of the property for taxation, which sets the value for 2017/2018 for the real property at \$118,937.00. The consents are attached to the Petition as Exhibit "1" and incorporated herein by this reference. The assessed value of the property is attached to the Petition as Exhibit "2" and incorporated herein by this reference.

4. That the Co-Personal Representatives have entered into a purchase agreement for the sale of the real property, attached to the Petition as Exhibit "3" and incorporated herein by this reference, on the following terms and conditions:

Buyer: Eric and Kathryn Goss

Payment and Purchase Price: \$354,000.00 + \$5,000.00 earnest money deposit with remainder all due and payable at closing

Division of Fees, Costs, Commission and Net Proceeds: Escrow fees, title insurance policy and transfer tax to be split equally; Seller to pay for real estate commissions; Buyer to pay for inspections.

5. At the hearing, the Court called for overbids at \$5,000.00 or higher, and there were none.

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