

DOUGLAS COUNTY, NV

2018-914829

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\$35.00 Pgs=4

05/30/2018 10:40 AM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

Assessor's Parcel Number: 1320-29-214-007

Recording Requested By:

Name: Janice Rice

Address: P.O. Box 1994

City/State/Zip Minden ,NV 89423

Order to confirm sale of Real Property

(Title of Document)

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

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Douglas County
District Court Clerk

2018 APR 30 PM 1:49

BOBBIE R. WILLIAMS
CLERK

BY BYA. NEWTON DEPUTY

1 CASE NO. 17-PB-0144

2 DEPT. NO. II

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

Mailing Address
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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 JOHN ANTHONY DUJMOVICH

**ORDER TO CONFIRM SALE OF REAL
PROPERTY**

11 Deceased.
12 _____

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775) 782-8141

14 This matter came on for hearing on the 30th day of April, 2018. The Personal Representatives
15 were represented by James R. Hales of Rowe & Hales. Others in attendance were as noted on the
16 Court's record. Good cause existing this court hereby finds and orders as follows.

17 1. John Anthony Dujmovich died intestate on the 1st day of September, 2017 in Douglas
18 County Nevada, where he resided.

20 2. On January 8, 2018, this court appointed Robin Hurley and Janice Rice as the Personal
21 Representatives of this Estate. On March 26, 2018, they filed with this Court the Inventory,
22 Appraisalment & Record of Value prepared by Kay Mathews, a licensed real estate appraiser, which
23 showed the date of death appraised value of the single family residence located at 1753 Tulip Court in
24 Douglas County as \$316,000.00.

26 3. NRS 148.050 allows for the sale of the property of the estate "when it is for the advantage,
27 benefit and best interest of the estate and any interested persons in any property of the estate . . ."

28 ///

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1 4. There are four beneficiaries of this estate, and distributing cash rather than an undivided
2 one-fourth interest in real property will be in the best interests of the beneficiaries. Additionally, the
3 property is vacant, and there is an expense to the estate in carrying the home.

4 5. Petitioners, as Personal Representatives, retained a real estate agent, Gregory Cremeans,
5 to provide professional services in marketing and selling the home. On April 4, 2018, a contract for sale
6 was entered into between the Personal Representatives and Susan Tomilson, for a total purchase price
7 of \$327,500.00.
8

9 6. The buyer has agreed to purchase the home in an "AS IS" condition.

10 7. The total commission to be paid on this transaction is six percent (6%) of the sales price.
11 Of that amount, three percent (3%) is to be paid to Dan LaPorte at Chase International. The remaining
12 three percent (3%) is to be paid to Gregory Cremeans, the seller's agent. Both agents are licensed real
13 estate agents in the State of Nevada.
14

15 8. Good cause exists to sell the home, and the commission requested by the agents is an
16 appropriate expense of the estate.
17

18 9. The time to file a creditor's claim has expired in this case. The only creditor's claim was
19 one submitted by Robin Hurley, one of the Personal Representatives of this Estate. Accordingly, the
20 only interested parties in the estate are the four children of the deceased who are the heirs at law.

21 10. If this sale does not close there is no reason why the Personal Representatives should have
22 to again request approval from this Court to obtain confirmation of the sale so long as all beneficiaries
23 agree to the sales terms.
24

25 11. Notice was given as required by Nevada law.

26 NOW THEREFORE, it is hereby ordered as follows:

27 ///

