

APN# 1220-21-810-034

DOUGLAS COUNTY, NV

2018-920576

Rec:\$35.00

\$35.00 Pgs=3

10/08/2018 11:44 AM

TOIYABE TITLE

KAREN ELLISON, RECORDER

Recording Requested by:

Name: Cooper

Address: 5292 W. HAMPTON WAY
City/State/Zip: FRESNO CA 93722

When Recorded Mail to:

Name: TOIYABE TITLE

Address: 6774 S. McCARRAN BLVD
City/State/Zip: RENO, NV 89509

(for Recorder's use only)

Mail Tax Statement to:

Name: N/A

Address: _____

City/State/Zip: _____

Order Confirming Sale
(Title of Document)

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 personal information 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 personal information of a person or persons as required by law _____
(State specific law)

Signature

Title

Printed Name

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

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

(Additional recording fee applies)

1 ORD
2 JEREMY K. COOPER, ESQ.
3 Nevada Bar No. 11091
4 COOPER COONS, LTD.
5 10655 Park Run Drive, Suite 130
6 Las Vegas, NV 89144
7 Telephone: (702) 998-1500
8 Facsimile: (702) 998-1503
9 jeremy@coopercoons.com

Attorney for CHANTEY DARLING AND KENNA COOPER, Petitioners

RECEIVED

SEP 21 2018

Douglas County
District Court Clerk

FILED

2018 SEP 24 PM 3: 53

BOBBIE R. WILLIAMS
A. NEWTON
BY _____ DEPUTY

6 DISTRICT COURT
7 DOUGLAS COUNTY, NEVADA

8 *****

9 In the Matter of the Estate of

10 BARBARA E. BROGAN,

Case No. 18-PB-0052-I

11 Deceased.

12 **ORDER CONFIRMING SALE OF REAL PROPERTY**

13 Date of Hearing: September 18, 2018

14 Time of Hearing: 1:30 a.m.

15 The return and petition of CHANTEY DARLING AND KENNA COOPER, Personal
16 Representatives of the Estate of BARBARA E. BROGAN, Deceased, for confirmation of sale of
17 the real property hereinafter described, having come on regularly for hearing before this Court,
18 and after examining the verified return and petition, and hearing the evidence, the Court finds:

- 19 1. Due notice of the hearing of the Return and Petition has been given as required by
20 law and that all of the allegations of the Petition are true.
- 21 2. The sale to POKER BROWN, LLC or assignee, was legally made and fairly
22 conducted; that notice of the time, place, and terms of the sale was given as prescribed by law.
- 23 3. The property was appraised within one year prior to the sale and the sum offered
24 represented the fair market value of the property sold.
- 25 4. The real estate commission on the sale is 6% or \$16, 200.00.
- 26 5. The sale price is not disproportionate to the value of the property sold and it does
27 not appear that a sum exceeding the sale price by at least \$5,000 may be obtained.

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THEREFORE, IT IS ORDERED that the sale of the real property hereinafter described to POKER BROWN, LLC or their nominee, for the total sales price of \$270,000.00 is hereby confirmed. The property sold is located at 666 Joette Dr., Gardnerville, Nevada, further described as:


Lot 89, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456

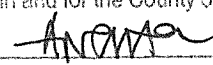
APN: 1220-21-810-034 (hereinafter referred to as the "Property").

IT IS FURTHER ORDERED that the Personal Representatives are authorized and directed to execute and deliver the appropriate conveyance of the estate's interest in and to the real property to the purchaser, as vesting is directed by lender or escrow agent, in accordance with the foregoing.

DATED: September 24 2018.


DISTRICT JUDGE

COOPER COONS, LTD.

JEREMY K. COOPER, ESQUIRE
Nevada Bar No. 11091
Attorneys for the Petitioners

CERTIFIED COPY
The document to which this certificate is attached is a true and correct copy of the original in file and of record in my office.
DATE: 9-24-18
BOBBIE B. WILLIAMS Clerk of Court
of the state of Nevada, in and for the County of Douglas,
By:  Deputy