DOUGLAS COUNTY, NV

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TICOR TITLE - RENO (LAKESIDE)

KAREN ELLISON, RECORDER

APN # 1320-02-001-023 ESCROW #01804862-SL

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC. 3655 Lakeside Drive

Reno, NV 89509

Order confirming sale of real property

(Title on Document)

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

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

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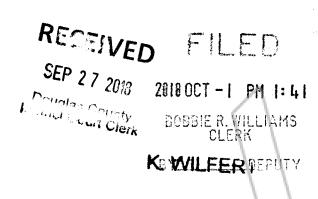
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## IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

Case No. 18-PB-0027

The undersigned hereby affirms this document

does not contain personal information

Dept. II

VERA R. MARTIN,

ORDER CONFIRMING SALE OF REAL **PROPERTY** 

Deceased.

The Court has read and reviewed the Petition for Confirmation of Sale of Real Property filed by Petitioner, Christel Passink.

## THE COURT FINDS THAT:

- Petitioner was duly appointed Personal Representative of the Estate of Vera R. 1. Martin and issued Letters Testamentary on 19 March 2018.
- 2. At the time of his death, Vera R. Martin ("Decedent") was a resident of Douglas County, Nevada and owned one piece of residential real property: 2539 Henning Lane, Minden NV (APN 1320-02-001-023) ("Home").
- 3. Pursuant to Article 9.1 of Decedent's Last Will and Testament, dated 19 February 2016, the Personal Representative is authorized to sell any property belonging to the Estate, with or without notice.
- 4. It is necessary that the Home be sold to allow the proceeds therefrom to be distributed to the beneficiaries of the Estate.
- 5 On 7 September 2018, the Petitioner entered into a sales contract with Scott E. Taylor and Katherine Rose Rempt for the Home for the total selling price of \$385,000.00.

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- 6. A formal appraisal was made of the Home as set forth in the Inventory, Appraisal and Record of Value filed with this Court on May 21, 2018. The contract price exceeds the appraised value of \$373,500.00. Allowing the sale would be a benefit to the estate.
- 7. The sale price reflects the Home's fair market value, or better; was obtained fairly and legally; and is not disproportionate to the property sold.
- 8. The total commission to the real estate agents engaged in the sale of the Home is 4%, which amount is reasonable under current market rates and below the amount permitted by NRS 148.110(3)(b).
- 9. Escrow is contracted to close on this sale on or before the 22<sup>nd</sup> day of September, however, some delay is anticipated, and approved.
- 10. Pursuant to NRS § 148.080, no notice or publication of this private sale is necessary as Petitioner has the power to sell any property of the Decedent's estate under the Decedent's Will. Nonetheless, Petitioner did provide notice to the only other beneficiary.

## NOW THEREFORE, IT IS HEREBY ORDERED:

Pursuant to NRS § 148.280, the Court approves the contract of sale and confirms the sale of 2539 Henning Lane, Minden, NV (APN 1320-02-001-023), and the commissions to the realtors, and further authorizes Petitioner to execute all appropriate legal documents necessary to effectuate a conveyance of the property. Escrow shall pay costs of sale, per the purchase agreement and any addendums thereto. Delay of closing beyond September 22, 2018 is authorized. This order shall be recorded as part of the conveyance.

DATED this day of Spetember, 2018

DISTRICT COURT JUDGE

Submitted By:

MINDEN LAWYERS, LLC Charles S. Zumpft, Esq. Bar: 4804 Attorneys for Petitioner P.O. Box 2860 Minden, Nevada 89423

