

DOUGLAS COUNTY, NV

2019-925786

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FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

Assessor's Parcel Number: 1321-00-001-014

Recording Requested By:

Name: Marissa Ribera

Address: 3430 Tully Rd #20

City/State/Zip Modesto, CA 95350

Order Confirming 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)

This cover page must be typed or legibly hand printed.

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Douglas County
District Court Clerk

FILED

2019 FEB 12 PM 1:39

RODDIE R. WILLIAMS
D. GOELZ

BY _____ DEPUTY

7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF DOUGLAS

10 In the Matter of the Estate of

11 ALEX ANDREASEN aka
ALEX DAMGAARD ANDREASEN, JR.,

12 Decedent.

Case No.: 17 PB 0087

Dept. No. I

15 **ORDER CONFIRMING SALE OF REAL PROPERTY**

16 The Petition of MARISSA RIBERA and BROOKLYN ANDREASEN, Petitioners and
17 Co-Administrators of the Estate of ALEX ANDREASEN aka ALEX DAMGAARD
18 ANDREASEN, JR., deceased, for confirmation of sale of real property having been filed with
19 this Court on January 17, 2019; the Court being fully advised in the premises and good cause
20 appearing therefore finds:

21 1. That due notice of the hearing of such Petition has been given as required by law,
22 and thus, the provisions of NRS 148.220 have been complied with.

23 2. That the Petitioners, MARISSA RIBERA and BROOKLYN ANDREASEN, Co-
24 Administrators of the Estate of ALEX ANDREASEN, have determined it is for the advantage,

1 benefit, and best interest of the Estate and those interested therein to sell the real property,
2 subject to approval by this Court.

3 3. Decedent's Estate in the State of Nevada includes a piece of real property situated
4 at 014 Eldon, Minden, Nevada 89423; APN 1321-00-001-014, and more particularly described
5 as follows:

6 Parcel 1
Northeast ¼ of Section 8, Township 13 North, Range 21 East, M.D.B. & M.

7
8 Parcel 2
A right-of way for road as disclosed in that certain Assignment of Grant of
9 Easement recorded March 13, 1992, in Book 392, Page 2102, as Document No.
273220, Official Records, Douglas County, Nevada.

10 TOGETHER with all oil, gas, petroleum, naphtha and other hydro-carbon
11 substances and minerals of whatsoever kind and nature in, upon or beneath the
property herein described.

12 Legal Description from Document 769727 recorded September 2, 2010, in Book
13 910, Page 355, Official Records Douglas County Recorder.

14 Together with all singular the tenements, hereditaments and appurtenances
15 hereunto belonging or in anywise appertaining.

16 Also known as 014 Eldon, Minden, Nevada 89423; APN 1321-00-001-014.

17 4. That no appraisal of the property was made. Decedent's heirs, MARISSA
18 RIBERA and BROOKLYN ANDREASEN, Co-Administrators herein, waived the requirement
of appraisal as permitted by NRS 148.260(2).

19 5. That Petitioners and Co-Administrators waived the requirement of publication as
20 permitted by NRS 148.220(2), inasmuch as the property was listed with MLS for well over the
21 30 day threshold for waiver.

22 6. That the Co-Administrators received a written offer to purchase the real property
23 from RAYMOND L. YOUNG and LISA R.D. YOUNG in the amount of One Hundred Sixty
24 Thousand Dollars and No Cents (\$160,000.00), plus one-half of the costs of escrow and one-half

1 of the transfer taxes. Terms of the sale include an earnest money deposit of One Thousand
2 Dollars (\$1,000.00), with the balance of One Hundred Fifty Nine Thousand Dollars
3 (\$159,000.00) paid in cash. The realtor for both the Buyer and the Seller is Jim Valentine of
4 RE/MAX Realty Affiliates, Gardnerville, Nevada. The realtor and broker fees total 6% of the
5 sales price of the property.

6 The sale is also subject to the terms identified on *Addendum "A"* attached to the *Vacant*
7 *Land Offer and Acceptance Agreement*, of the Petition for Confirmation of Sale which includes,
8 but is not limited to, Buyers having a seven day Due Diligence period during which to study the
9 property to determine the suitability of the property for Buyer's purposes (*see Addendum "A"*
10 *attached to Exhibit 1*). Further, the sale is subject to this Court's approval pursuant to statutory
11 requirements.

12 7. That a call for other bids was made pursuant to NRS 148.270, and that no other
13 bids were received.

14 IT IS THEREFORE ORDERED:

15 The Court hereby confirms, ratifies and affirms the sale of the afore described real
16 property bearing Assessor's Parcel Number 1321-00-001-014 located at 014 Eldon, Minden,
17 Nevada 89423, from THE ESTATE OF ALEX ANDREASEN aka ALEX DAMGAARD
18 ANDREASEN, JR., to RAYMOND L. YOUNG and LISA R.D. YOUNG in accordance with
19 the *Vacant Land Offer and Acceptance Agreement* attached to the Petition for Confirmation of
20 Sale of Real Property filed with this Court, for the sum of ONE HUNDRED SIXTY
21 THOUSAND DOLLARS AND NO CENTS (\$160,000.00), plus one half of the costs of escrow
22 and one-half of the transfer taxes.

23 ////

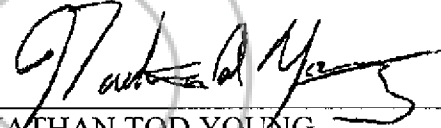
24 ////

1 Pursuant to NRS 148.270(5), this Order confirming the sale is a sufficient addendum to
2 the original contract to allow escrow to close. The Co-Administrators are hereby authorized by
3 this Order to execute an Administrator's Deed conveying said property as ordered.

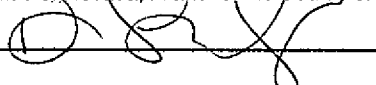
4 The escrow agent and Co-Administrators are further authorized to pay, from the proceeds
5 of the sale, the seller's expenses of sale.

6 Further, the escrow agent and Co-Administrators are authorized to pay, from the proceeds
7 of the sale, the realtor and broker fees which total 6% of the sales price of the real property.

8 DONE IN OPEN COURT this 12 day of February, 2019.

9 
10 NATHAN TOD YOUNG
11 District Judge

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18
19
20 Submitted by:
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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 February 12, 2019
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy