

APN# : 1220-16-610-032

**Recording Requested By:**

Western Title Company, LLC

**Escrow No.:** 103809-WLD

**When Recorded Mail To:**

Brian Reid Thomas

3181 Willow Pointe Drive

Richland, WA 99354

**Mail Tax Statements to: (deeds only)**

same as above

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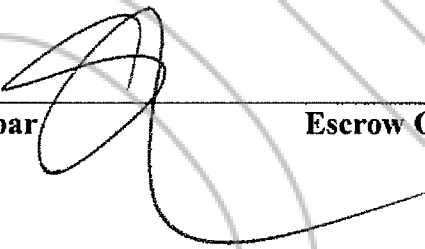
(space above for Recorder's use only)

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 Granting Motion to Confirm Sale of Real Property**

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

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5 BRIAN REID THOMAS

Douglas County  
District Court Clerk

2019 MAY -6 PM 3:30

SODDIE N. WILLIAMS  
CLERK  
D. GOEZZ  
DEPUTY

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

7 IN AND FOR DOUGLAS COUNTY

8 \*\*\*

10 In the Matter of the Estate  
of  
11 DELMAS R. THOMAS,  
Deceased.

**ORDER GRANTING MOTION TO CONFIRM SALE  
OF REAL PROPERTY**  
Case No. 18-PB-0173  
Dept. No. II

13 Personal Representative Brian Reid Thomas, through counsel, moves to confirm the sale of the  
14 Estate's real property. Brian Reid Thomas, the Personal Representative, has signed a contract with a  
15 buyer of the Estate's residential property at 1380 Jobs <sup>Peak 78</sup> Park Drive, Gardnerville, Nevada, APN 1220-  
16 16-610-032 (formerly APN 27-421-08). The legal description of the real estate is as follows:

17 Lot 209, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS  
18 UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June  
1, 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on June 4, 1965, as  
19 Filing No. 28377.

20 Together with all and singular the tenements, hereditaments, and appurtenances  
thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues  
or profits thereof.

21 The contract price is \$220,000.00, and the buyer is buying the property "as is." The contract is not  
22 contingent on the Buyer obtaining a loan. The Inventory, Appraisalment and Record of Value—filed  
23 March 26, 2019—with the Court—stated that the estimated value of the real estate at \$239,000.00, based  
24 on a comparative market evaluation by Intero Real Estate Services.

25 The Personal Representative moves to confirm the sale of the Estate's real property at 1380  
26 Jobs Peak Drive, Gardnerville, Nevada. Each heir of the Estate has given written consent to this sale  
27 for \$220,000.00. NRS 148.220, "Notice of sale: Publication; court waiver of requirement of  
28 publication; posting; description of property," provides in subsection 2(a) as follows:

1                   2. The court may waive the requirement of publication if:

2                               **(a) The personal representative is the sole devisee or heir of the estate, or**  
3                               **if all devisees or heirs of the estate consent in writing;**

4 (Emphasis supplied.) Since the three heirs of the estate have consented in writing to this sale, the  
5 Personal Representative moves for this honorable Court to waive the requirement of publication. The  
6 motion is granted. IT IS ORDERED THAT the requirement of publication is WAIVED.

7                   NRS 148.060, "Confirmation of sale: Report; petition; notice," provides as follows:

8                               1. Except as otherwise provided in NRS 148.170 and 148.180  
9 and in summary administration under chapter 145 of NRS, all sales of  
10 property must be reported to the court and confirmed by the court  
11 before the title to the property passes. The report and a petition for  
12 confirmation of the sale must be made within 30 days after each sale.

13                               2. The clerk shall set the petition for hearing by the court, and  
14 the petitioner shall give notice thereof for the period and in the manner  
15 required by NRS 155.010, or for such a period and in such manner as  
16 may be ordered by the court.

17                   The Personal Representative requests that the Court confirm the sale. NRS 148.260(2),  
18 "Confirmation of sale: New appraisal; appraisal dispensed with under certain circumstances,"  
19 provides as follows:

20                               2. If the personal representative is the sole devisee or heir of the estate, or if all  
21 devisees or heirs consent in writing to sale without an appraisal, the requirement of an  
22 appraisal may be dispensed with and the personal representative may rely on the assessed  
23 value of the property for taxation in obtaining confirmation of the sale.

24                   NRS 148.270, "Hearing concerning confirmation of sale: Considerations; higher offer;  
25 continuance," provides as follows:

26                               1. At the hearing, the court shall consider the necessity for the sale, or the advantage,  
27 benefit and interest of the estate in having the sale made, and must examine the return and  
28 the evidence in relation to the sale.

                              2. If it appears to the court that good reason existed for the sale, that the sale was legally  
made and fairly conducted, and complied with the requirements of NRS 148.260, that the  
sum bid is not disproportionate to the value, and it does not appear that a sum exceeding the  
bid by at least 5 percent if the bid is not more than \$100,000, or by at least \$5,000 if the bid  
is \$100,000 or more, may be obtained, the court shall enter an order confirming the sale and  
directing conveyances to be executed. Otherwise, it shall vacate the sale. If the court directs  
that the property be resold, notice must be given and the sale in all respects conducted as if  
no previous sale had taken place.

                              3. If a written offer  
of 5 percent or \$5,000 more in amount than that named in the return is made to the court  
by a responsible person, as provided in subsection 2, and the bid complies with all  
provisions of the law, the court may accept the offer and confirm the sale to that person,  
order a new sale or conduct a public auction in open court.

                              4. If a higher bid is received at the time of a hearing to confirm the sale, the court may  
continue the hearing if it finds that the original bidder was not notified of the hearing and

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might desire to increase his or her bid, but failure to notify the original bidder or to continue the hearing is not grounds to void an order confirming a sale.

In conclusion, the Personal Representative moves for Court approval of a sale of the Estate's real estate "as is" for the contract price of \$220,000.00.

Good cause appearing, the Motion to Confirm Sale of Real Property is GRANTED. It is ordered that the requirement of publication of notice of the sale is WAIVED.

IT IS FURTHER ORDERED that the Court approves the sale of the Estate's real estate "as is" for the contract price of \$220,000.00. The real estate is residential property at 1380 Jobs Park Drive, Gardnerville, Nevada, APN 1220-16-610-032 (formerly APN 27-421-08). The legal description of the real estate is as follows:

Lot 209, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on June 4, 1965, as Filing No. 28377.

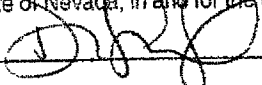
Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SO ORDERED.

  
DISTRICT JUDGE 5/6/19

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 May 6, 2019  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas.  
By  Deputy