

APN# 1419-12-510-013

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: The Estate of Edith Rae Griffin

Address: 109 MARK ST

City/State/Zip: GARDNERVILLE NV 89410

2564239

**ORDER CONFIRMING SALE**

**Title of Document** (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1 Steven E. Tackes, Esq.  
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*Attorneys for Estate of Edith Rae Griffin*

**RECEIVED**

**MAY 29 2019**

Douglas County  
District Court Clerk

**FILED**

2019 JUN 10 PM 1:39

DAVID E. WILLIAMS  
CLERK

**M. BIAGGINI** 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 EDITH RAE GRIFFIN aka  
12 EDITH R. GRIFFIN aka  
13 "MIKE" GRIFFIN,

14 Decedent.

Case No.: 19 PB 0004

Dept. No. II

15 **ORDER CONFIRMING SALE OF REAL PROPERTY**

16 The Petition of PATRICK J. GRIFFIN, Petitioner and Administrator of the Estate of  
17 EDITH RAE GRIFFIN aka EDITH R. GRIFFIN aka "MIKE" GRIFFIN, deceased, for  
18 confirmation of sale of real property having been filed with this Court on May 3, 2019; the  
19 Court being fully advised in the premises and good cause appearing therefore finds:

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

22 2. That the Petitioner, PATRICK J. GRIFFIN, Administrator of the Estate of EDITH  
23 RAE GRIFFIN, has determined it is for the advantage, benefit, and best interest of the Estate and  
24 those interested therein to sell the real property, subject to approval by this Court.

1           3.       Decedent's Estate in the State of Nevada includes a single piece of real property  
2 situated at 760 Jacks Valley Road, Carson City, Nevada 89705; APN 1419-12-510-013, and is  
3 more particularly described as follows:

4                   PARCEL 2, as shown on the Parcel Map filed in the office of the County  
5 Recorder of Douglas County, Nevada, on May 25, 1977, in Book 577 of  
6 Maps at Page 1319, under Document No. 09473.

7                   TOGETHER WITH the tenements, hereditaments and appurtenances  
8 thereunto belonging or appertaining, and the reversion and reversions,  
9 remainder and remainders, rents, issues and profits thereof.

10                   Also known as 760 Jacks Valley Rd., Carson City, NV 89705; APN  
11 1419-12-510-013.

12                   Legal description from Deed recorded December 31, 1981, as  
13 Document No. 63643.

14           4.       That Nancy W. Milligan inspected and appraised the property on March 28, 2019,  
15 with a value of \$336,000.00.

16           5.       That the Administrator received a written offer to purchase the real property from  
17 FRED E. MADLENER and MEGAN E.M. EMERY in the amount of Three Hundred Seventeen  
18 Thousand Dollars and No Cents (\$317,000.00), plus one-half of the costs of escrow and one-half  
19 of the transfer taxes. Terms of the sale include an earnest money deposit of Five Thousand  
20 Dollars (\$5,000.00), with the remaining balance of Three Hundred Twelve Thousand Dollars  
21 (\$317,000.00) to be paid in cash. Buyers agreed to purchase the property in as "AS IS" condition  
22 subject to their approval of any and all inspections; and Seller will not pay for any repairs,  
23 replacement or modifications. The realtor for both the Buyers and Seller is Deana Davis of  
24 Realty Executives Nevada's Choice, Carson City, Nevada. The realtor and broker fees total 5%  
of the sales price of the property, with escrow to close on or before June 18, 2019. Additional  
conditions are set forth in the purchase agreement attached to the Petition on file with this Court.  
Further, the sale is subject to this Court's approval pursuant to statutory requirements.



1 Submitted by:  
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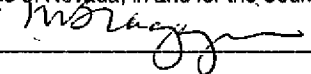
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**CERTIFIED COPY**

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 June 10 2019

BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By  Deputy