

DOUGLAS COUNTY, NV

2019-930864

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FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

Assessor's Parcel Number: 1420-18-301-005

Recording Requested By:

Name: FIRST AMERICAN TITLE
FI

Address: 1663 HWY 395 STE 101

City/State/Zip MINDEN NV 89423

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

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BRUCE WILLIAMS
CLERK

D. GOELZ
SECURITY

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6
 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
 12 ALEX DAMGAARD ANDREASEN, JR.,

Case No.: 17 PB 0087

Dept. No. I

13 Decedent.

14
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 May 3, 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 3282 Plymouth Dr., Minden, Nevada 89423; APN 1420-18-301-005, and more particularly
5 described as follows:

6 PARCEL I

7 A PARCEL OF LAND, LOCATED IN THE NORTHEAST ¼ OF THE
8 SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE
9 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11 COMMENCING AT THE NORTH QUARTER CORNER OF SAID
12 SECTION 18, PROCEED SOUTH 0°02'46" WEST, A DISTANCE OF
13 2,972.12 FEET; AND SOUTH 89°55'34" WEST, A DISTANCE OF
14 60.00 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE
15 NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 0°02'46"
16 WEST, 266.14 FEET; TO THE SOUTHEAST CORNER OF THE
17 PARCEL; THENCE SOUTH 89°53'08" WEST, 819.26 FEET, TO THE
18 SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH
19 0°02'46" EAST, 265.56 FEET, TO THE NORTHWEST CORNER OF
20 THE PARCEL; THENCE NORTH 89°50'43" EAST, 819.26 FEET, TO
21 THE TRUE POINT OF BEGINNING.

22 PARCEL II

23 TOGETHER WITH AN EASEMENT, 60 FEET IN WIDTH, AND
24 1,324.06 FEET LONG, LYING ADJACENT TO AND WESTERLY OF
THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 18.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION
APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT
RECORDED JANUARY 10, 1983, IN BOOK 183, PAGE 453, AS
INSTRUMENT NO. 075033.

TOGETHER with all tenements, hereditaments and appurtenances,
including easements and water rights, if any, thereto belonging or
appertaining, and any reversions, remainders, rents, issues or profits
thereof.

Also known as 3282 Plymouth Drive, Minden, Nevada 89423; APN
1420-18-301-005.

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

4 5. On May 3, 2019, the Co-Administrators filed a Petition for Confirmation of Sale
5 of Real Property in which they entered into an agreement to sell the above real property to
6 TERRY and AMY BARTELS for the sum of \$420,000.00 subject to approval of a VA loan, and
7 subject to any overbid as permitted by NRS 148.270.

8 6. On May 16, 2019, the Co-Administrators received and accepted a cash offer
9 overbid for the sum of \$430,000.00. This Court is permitted to accept an overbid as provided in
10 NRS 148.270(3) as long as the overbid is 5 percent or \$5,000.00 over the previously accepted
11 offer.

12 7. The Co-Administrators entered into a Residential Offer and Acceptance
13 Agreement and Counter Offer with the potential buyer, CHERYL DIXON, for the purchase price
14 of Four Hundred Thirty Thousand Dollars and No Cents (\$430,000.00) plus one-half of the costs
15 of escrow and one-half of the transfer taxes. Terms of the sale include an earnest money deposit
16 of One Thousand Five Hundred Dollars (\$1,500.00); with the balance of Four Hundred Twenty
17 Eight Thousand Five Hundred Dollars (\$428,500.00) to be paid in cash. This is an AS-IS sale.
18 The realtor for the Buyer is Dennis McDuffee of Intero Real Estate Alpine Sierra LLC,
19 Gardnerville, Nevada; and the realtor for the Seller is Jim Valentine of RE/MAX Realty
20 Affiliates, Gardnerville, Nevada. The realtor and broker fees total 6% of the sales price of the
21 property. Escrow to close on or before June 21, 2019. The sale is subject to the terms identified
22 in the *Residential Offer and Acceptance Agreement*, and *Counter Offer* attached to the Notice of
23 Overbid on file with this Court. Further, the sale is subject to this Court's approval pursuant to
24 statutory requirements.

1 8. That a call for other bids was made pursuant to NRS 148.270, and that no other
2 bids were received.

3 IT IS THEREFORE ORDERED:

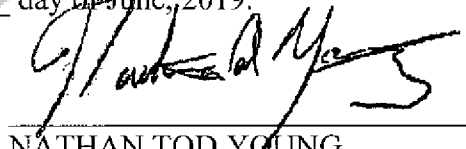
4 The Court hereby confirms, ratifies and affirms the sale of the afore described real
5 property bearing Assessor's Parcel Number 1420-18-301-005 located at 3282 Plymouth Dr.,
6 Minden, Nevada 89423, from THE ESTATE OF ALEX ANDREASEN aka ALEX
7 DAMGAARD ANDREASEN, JR., to CHERYL DIXON in accordance with the *Residential*
8 *Offer and Acceptance Agreement* and *Counter Offer* attached to the Notice of Overbid filed with
9 this Court, for the sum of FOUR HUNDRED THIRTY THOUSAND DOLLARS AND NO
10 CENTS (\$430,000.00), plus one half of the costs of escrow and one-half of the transfer taxes.

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

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

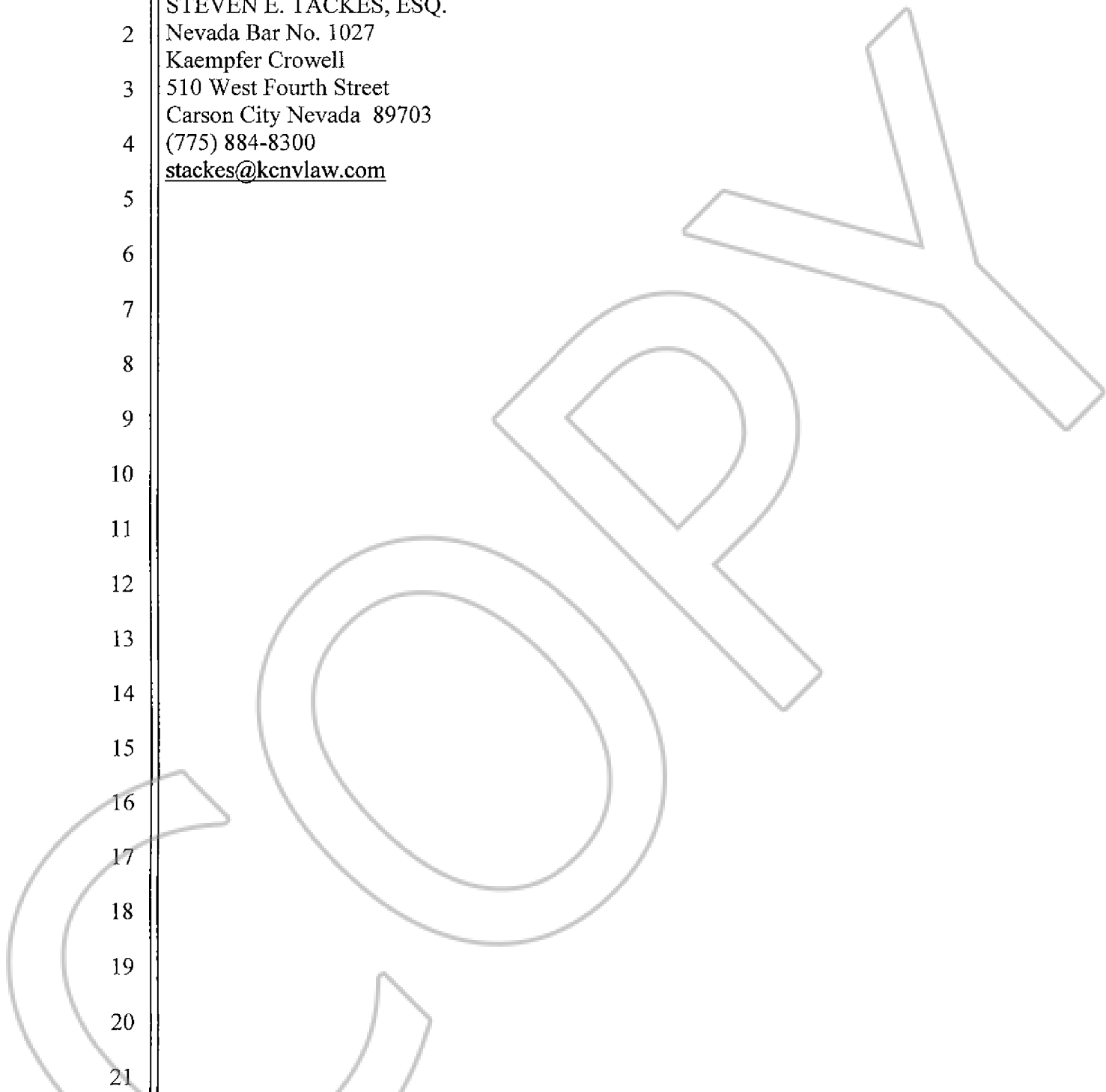
16 Further, the escrow agent and Co-Administrators are authorized to pay, from the proceeds
17 of the sale, the realtor and broker fees which total 6% of the sales price of the real property.

18 DONE IN OPEN COURT this 18 day of June, 2019.



NATHAN TOD YOUNG
District Judge

1 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 June 18, 2019

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

By [Signature] Deputy