DOUGLAS COUNTY, NV

Rec:\$35.00

2019-935989

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10/01/2019 09:09 AM

WFG NATIONAL TITLE COMPANY OF NEVADA

KAREN ELLISON, RECORDER

APN#: 1318-15-702-001 Escrow No. 19-352310 **WFG National Title** 6490 S. McCarran Blvd Ste., B10 Reno, NV 89509

MAIL TAX STATEMENT TO AND WHEN RECORDED RETURN TO:

MELANIE WARDA 12900 SILVER WOLF RD. RENO, NV 89511

SPACE FOR RECORDER'S USE

\$35.00

## **CAPTION HEADING:** Exhibit "A" and Court Order Confirming Sale of Real Property and Payment of

DO NOT REMOVE THIS IS PART OF THE OFFICIAL DOCUMENT

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## **EXHIBIT "A" LEGAL DESCRIPTION**

Commencing at the intersection of the Northwesterly line of Parcel No. II as described in that certain Instrument recorded December 11, 1965 in Book 28 of Official Records at page 284, and of the Southwesterly line of McFaul Way as shown on that certain map of Round Hill Village Unit No. 1, filed in the office of the County Recorder on April 21, 1965 under Document No. 27741; said point being also described as being South 47°13'00" West 30 feet and North 42°47'00" West 221.52 feet from the Southerly terminus of that certain course in McFaul Way shown as North 42°47'00" West 265.81 feet on said map; thence North 42°47'00" West 44.29 feet; thence Northwesterly around a curve to the right following the Westerly right-of-way line of McFaul Way on a radius of 245 feet through a central angle of 28°56'29" for an arc distance of 123.76 feet to a point of reverse curvature on said right of way line and the most Easterly corner of this parcel; the True Point of Commencement; thence South 32°25'55" West 87.41 feet to the most Southerly corner of this parcel; thence North 63°16' West 62 feet; thence North 26°44' East 93.26 feet to a point on the Southerly right-of-way line a distance of 8.60 feet; thence Southeasterly along said right-of-way line along a curve to the right having a radius of 50 feet through a central angle of 79°47'24" for an arc distance of 69.63 feet to the True Point of Commencement.

The above legal description appeared previously in that certain Document recorded on January 30, 1974 as Document No. 71446 in Book 174 page 722 of Official Records, pursuant to NRS Section 6. NRS 111.312.



	1	CASE NO. 19-PB-0018	RECEIVED	FILED	
Physical Address 1638 Esmeralda Avenue Mailing Address 1638 Esmeralda Avenue Minden, NV 89423 Minden, NV 89423 Attorney At Law Facsimile (775) 782-8141	2	DEPT. NO. II	SEP 12 2019	2019 SEP 13 AM 8: 29	
	3		Douglas County District Court Clerk	PURE RIVILLIAMS	
	4	The undersigned affirms that this do a Social Security Number	ocument DOES NOT contain	CLERK ()	
	5			BA: TO TO	
	6 7	IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS			
	8				
	9	In the Matter of the Guardianship		NFIRMING SALE OF	
	10	of	REAL PRO	PERTY AND PAYMENT OF	
	11	GUNTHER HOHLWEG,	COSTS NO.	NC PRO TUNC	
	12	Deceased			
	13		/ \/		
	14	THIS MATTER came	on before the Court on the 9th da	y of September 2019 on the Verified	
	15	Petition for Confirmation of Sale of	f Real Property and Payment of C	osts ("Petition") filed by DEBORAH	
	16	S. BOWERS, the Court-appointe	ed Guardian of the above-referer	nced Protected Person ("Guardian").	
	17 18	Present in Court were the Guard	ian, together with her counsel,	MICHAEL SMILEY ROWE, ESQ.	
	19	Based upon the Verified	Petition, the Notice of Private Sa	le, the Notice of Hearing To Confirm	
	20	Sale, all of which were filed on 2	6 July 2019, all previous pleadir	igs filed in this matter, together with	
	21	the representations made in open	Court at the hearing on the Petitic	on, the Court hereby finds and orders	
	22	as follows:			
	23		g on the Petition was called to or	rder by the Court, the Court inquired	
	24			ng the hearing who wished to bid on	
	25	/ /		The Court accepted bids until the final	
	26		it wished to old on the property. I	the Court accepted olds diffil the final	
	27	bid was unopposed.			
	28	///			

	2. A Proof and Statement of Publication of the Notice of Private Sale; Notice of Hearing				
to Confirm Sale was filed on 27 August 2019. The publication of the Amended Notice of Private Sale;					
Notice of Hearing to Confirm Sale occurred on 15, 17 and 22 August 2019. Thus, the Court finds and					
conclude	s that the requirements of NRS 148.220 have been met by the Guardian.				

- 3. The Douglas County property which is the subject of this Order, the sale of which is hereby confirmed, is commonly known as 480 McFaul Way, Zephyr Cove, Nevada, 89448. The property has been assigned Douglas County Assessor's Parcel No: 1318-15-702-001.
- 4. The Guardian, through her listing agent, Tonya Clements of Solid Source Realty of Nevada, has marketed the property. As a result of such efforts, an offer has been received from Melanie Warda in the amount of Five Hundred Sixty Five Thousand Dollars (\$565,000.00). The sale will be made on the following terms:

Purchase price:	\$565,000.00
Deposit:	\$ 5,000.00
Balance of Cash Payment:	\$560,000.00
Title Company, Escrow	
& Costs:	Split 50/50

Title Insurance: Owner's Policy paid by Seller; Lenders Policy paid by Buyers. Offer is an "as is, court approved sale"; no warranties or guaranties Buyer to pay for all inspections and home inspection contract desired or waive inspections and home protection contract. Escrow to close on or before 9/30/19.

Attached as Exhibit A to the Petition was a copy of the Residential Offer and Acceptance Agreement and Counter Offer ("Agreement"). Attached to the Petition as Exhibit B was an "As-Is" Addendum #1 whereby both the Guardian and the potential Buyer acknowledged that Buyer agrees to accept the home "As-Is".

Based upon the above and foregoing, the Guardian requested that the sale of the real property owned by the Decedent be confirmed.

- 5. Based upon the Agreement attached to the Petition as Exhibit B and the bid offered in Court, this Court enters an order confirming the sale of the property to Melanie Warda as her sole and separate property subject to the terms of the offering set forth hereinabove.
- 6. The Court hereby ratifies, confirms and approves of the Guardian's payment of a real estate commission in the amount 6%; 3% to Solid Source Realty, Reno Nevada, and 3% to True Real Estate, Reno, Nevada.
- 7. It is also ordered by the Court that the Guardian may, to the extent she is required to do so, pay such funds as are required by the terms of the sale which are set forth in the Petition. For example, title company and escrow costs are to be paid one-half by the Seller. It is the order of the Court that the Guardian may pay any of the costs of the Seller as such costs are set forth in the Petition and Exhibit A thereto.
- 8. The Court hereby enters its order ratifying, confirming and approving of each, every and all of the actions taken by the Guardian in listing, and now selling, the Decedent's property. Further, the Court ratifies, confirms and approves of each and every of the terms of the purchase of the Protected Person's property as set forth in the Petition for Confirmation of Sale of Real Property and Payment of Costs and in open Court.

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III

This is an order nunc pro tunc correcting the previous order entered on 11 September 2019 to 1 2 correct the payment of a real estate commission in the amount 6%; 3% to Solid Source Realty, Reno 3 Nevada, and 3% to True Real Estate, Reno, Nevada. 4 DATED this 13/10 day of September, 2019. Matling Address P.O. Box 2080 Minden, NV 89423 Facsimile (775)782-3685 5 6 THOMAS W. GREGORY DISTRICT COURT JUDGE 7 8 MICHAEL SMILEY ROWE 9 Nevada Bar Number 1374 P.O. Box 2080 10 Minden, Nevada 89423 Law Office of Michael S. Rowe (775) 782-8141 11 Attorney for Petitioner 12 13 Attorney At Law 14 15 16 17 18 19 20 21 Physical Address 1638 Esmeralda Avenue Minden, NV 89423 (775) 782-8141 22 23 24 25 The document to which this certificate is a fached is a full, true and correct copy 26 record in my office 27 BOBBIE B. WILL AMS Clerk of Courts of the State of Nevada; in and for the County of Douglas, 28 Deputy