

APN # 1320-30-713-037

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

*Order approving Sale of
Real Property*

(Title on 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 printed clearly in black ink only.

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1 Case No. 19-PB-0087

SEP 25 2019

2 Dept. I

Douglas County District Court Clerk 2019 SEP 25 PM 1:49

BOBBIE R. WILLIAMS
CLERK

DEPUTY

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

6 IN AND FOR THE COUNTY OF DOUGLAS

7 In the Matter of the Estate of

ORDER APPROVING SALE OF REAL
PROPERTY

8
9 MARLIN RAY FRANKLIN,

10 Deceased.

MINDEN LAWYERS, L.L.C.
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

11
12 The Court has read and reviewed the Petition for Confirmation of Sale of Real Property
13 filed by Petitioner, Janet Franklin.

14 THE COURT FINDS THAT:

15 1. Petitioner was duly appointed Administrator of the Estate of Marlin Ray Franklin
16 and duly issued Letters of Administration on July 30, 2019.

17 2. At the time of his death, Marlin Ray Franklin ("Decedent") was a resident of
18 Douglas County, Nevada and owned one piece of residential real property: 1661 W. Minden
19 Village Loop, Minden, Nevada (APN 1320-30-713-037) (the "Home").

20 3. It is necessary that the Home be sold in order that the proceeds may be applied to
21 outstanding creditor's claims and the costs and expenses of administration of the Estate of
22 Decedent, and for ultimate distribution.

23 4. Petitioner entered into a contract on or about August 21, 2019 with Deidre J. Beirle
24 for the sale of the Home for the total selling price of \$320,000.00.

25 5. Pursuant to a written appraisal, the Home's fair market value, based on sales and
26 comparisons, was indicated at \$321,000. The sale price reflects the Home's fair market value; was
27 obtained fairly and legally; and is not disproportionate to the property sold.

COPY

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 October 31 2019

BORRIE H. WILLIAMS - Clerk of Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy