DOUGLAS COUNTY, NV

2019-936547

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TICOR TITLE - GARDNERVILLE KAREN ELLISON, RECORDER

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 Save 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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Case No. 19-PB-0087

Dept. I

SEP 25 2019

Douglas County

District Court Clerk

2019 SEP 25 PM 1:49

BUBBIE R. WILLIAMS

DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

MARLIN RAY FRANKLIN,

Deceased.

ORDER APPROVING SALE OF REAL PROPERTY

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

THE COURT FINDS THAT:

- 1. Petitioner was duly appointed Administrator of the Estate of Marlin Ray Franklin and duly issued Letters of Administration on July 30, 2019.
- 2. At the time of his death, Marlin Ray Franklin ("Decedent") was a resident of Douglas County, Nevada and owned one piece of residential real property: 1661 W. Minden Village Loop, Minden, Nevada (APN 1320-30-713-037) (the "Home").
- 3. It is necessary that the Home be sold in order that the proceeds may be applied to outstanding creditor's claims and the costs and expenses of administration of the Estate of Decedent, and for ultimate distribution.
- 4. Petitioner entered into a contract on or about August 21, 2019 with Deidre J. Beirle for the sale of the Home for the total selling price of \$320,000.00.
- 5. Pursuant to a written appraisal, the Home's fair market value, based on sales and comparisons, was indicated at \$321,000. The sale price reflects the Home's fair market value; was obtained fairly and legally; and is not disproportionate to the property sold.

| 1 | 6. Since the filing of the Petition for Confirmation of Sale, heir and brother of Marlin |
|----|---|
| 2 | Franklin, Randall Franklin passed away on September 13, 2019. Randall's three children and |
| 3 | heirs are: Robert Franklin, Amanda Hammond and Mary Nunemaker. All three heirs provided |
| 4 | their consent and approval prior to the entry of this order. |
| 5 | 7. Pursuant to NRS 148.220, no notice by publication of the sale is necessary as all |
| 6 | beneficiaries executed waivers and consents. |
| 7 | 8. All beneficiaries approve and consent to the sale. |
| 8 | 9. The total commission to the real estate agents engaged in the sale of the Home is |
| 9 | 5%, which amount is reasonable and below market rates and the amount permitted by NRS |
| 10 | 148.110(3)(b). |
| 11 | 10. Escrow is scheduled to close on or before the 31st day of October 2019, or thirty |
| 12 | days after Buyer's receipt of court approval, whichever is sooner. However, some delay may |
| 13 | occur and is approved. |
| 14 | NOW THEREFORE, IT IS HEREBY ORDERED: |
| 15 | Pursuant to NRS § 148.280, the Court approves the contract of sale and confirms the sale |
| 16 | of 1661 W. Minden Village Loop, Minden, Nevada (APN 1320-30-713-037), and the |
| 17 | commissions to the real estate agents, and further authorizes Petitioner to execute all appropriate |
| 18 | legal documents necessary to effectuate the conveyance of the Home. Escrow shall pay costs of |
| 19 | sale, per the purchase agreement and any addendums thereto. Delay of closing beyond October |
| 20 | 31, 2019 is authorized. This order shall be recorded as part of the conveyance. |

DATED this 75 day of September 2019.

Submitted by:

MINDEN LAWYERS, LLC

P.O. Box 2860

Minden, Nevada 89423

Telephone: 775-782-7171

 DISTRICT COURT JUDG

