

APN # 1220-25-510-008

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
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Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.  
1483 US Highway 395 N, Suite B  
Gardnerville, NV 89410

ORDER CONFIRMING SALE OF  
REAL PROPERTY  

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(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.

1 Case No. 19-PB-0076

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OCT 10 2019

3 This document does not contain  
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Douglas County  
District Court Clerk

2019 OCT 14 PM 1:35

BOLIVIA R. WILLIAMS  
CLERK

M. BIAGGINI  
DEPUTY

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

7 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the Estate of

10 PAUL WILLIAM HARR,

**ORDER CONFIRMING SALE OF  
REAL PROPERTY**

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Deceased.

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THIS MATTER COMES before the Court this day upon the "Petition for Confirmation of Sale of Real Property" filed by PAULA K. ASHWORTH, Executrix of the Estate of Paul William Harr, Deceased. Petitioner requests the confirmation of the sale of a parcel of real property located at 1931 Morgan Court, Gardnerville, Nevada 89410, bearing Douglas County APN 1220-25-510-008 (hereinafter, the "**Property**"). In attendance at the hearing were the Executrix, Paula K. Ashworth and Kelly R. Chase, of The Law Firm LLC, attorney for the Estate. No other persons appeared in opposition to the relief prayed or to offer a bid price for purchase of the property. The Court conducted a public auction in open court pursuant to NRS 148.270(3).

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The sale for which approval and confirmation was requested is to Richard Garcia and Michelle Garcia for the sum of Three Hundred Sixty Thousand Dollars (\$360,000), all of which was to be payable in cash at the close of escrow. On proof duly made to the satisfaction of the Court, the Court now finds the following:

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1. Notice of the hearing was given as required by law.
2. A Notice of Sale was published in the manner required by NRS 148.220. An Affidavit of Publication was filed with the Court.

1           3.       The purchase price offered for the real property has been consented to by the heirs of the  
2 Decedent, which such consents have been filed previously with the Clerk of the Court.

3           4.       The remaining terms of the sale of the Property are set forth in the "Standard Residential  
4 Purchase Agreement" together with a "Counter Offer" and "Counter to Counter Offer" attached to the  
5 Petition for Confirmation of Sale of Real Property as Exhibit A.

6           5.       There are no outstanding encumbrances on the property;

7           6.       The Estate will pay a real estate commission in the sum of six percent (6%) of the total  
8 sales price;

9           7.       The Property sold is commonly described as 1931 Morgan Court, Gardnerville, Douglas  
10 County, Nevada, 89410, bearing Douglas County APN 1220-25-510-008. The legal description of said  
11 parcel is as follows:

12                               All that real property situate in the County of Douglas, State of Nevada,  
13 described as follows:

14                               Lot 19, in Block A, of as set forth in map of THOMPSON ACRES  
15 UNIT NO. 2, filed for record on March 22, 1978, Douglas County,  
16 Nevada records.

17                               [In compliance with NRS 111.312, the above legal description was taken from  
18 instrument recorded on May 24, 2011, as Document No. 783669, in Book 511, at Page  
19 4271, Official Records of Douglas County, Nevada.]

20           8.       The Property was the personal residence of the Decedent, who left three (3) heirs. The  
21 sale price is the best offer received by the Executrix. The heirs and purported devisees of the Decedent  
22 have consented to the sale at the price and on the terms described.

23           9.       The sale will generate sufficient funds to satisfy all debts and charges against the  
24 Property, and is for the advantage, benefit and in the best interest of the Estate and those interested  
25 therein.

26           The Court concludes that the sale was legally made and fairly conducted; that the sale price is  
27 not disproportionate to the value of the Property; and it does not appear that a sum exceeding five  
28 percent (5%) or \$5,000 of the sales price may be had.

Based on the foregoing, and good cause appearing,

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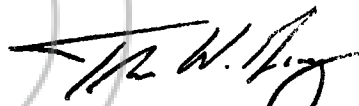
1 IT IS HEREBY ORDERED that the sale to Richard Garcia and Michelle Garcia for the sale  
2 price of Three Hundred Sixty Thousand Dollars (\$360,000), all payable in cash, and according to the  
3 foregoing terms is ACCEPTED and CONFIRMED.

4 IT IS FURTHER ORDERED that the Petitioner shall complete the sale in accordance with the  
5 terms described herein and as set forth in the "Standard Residential Purchase Agreement" together with  
6 the "Counter Offer" and "Counter to Counter Offer" copies of which are attached to the Petition for  
7 Confirmation of Sale of Real Property as Exhibit A.

8 IT IS FURTHER ORDERED that upon the close of escrow for sale, the Petitioner shall execute  
9 and deliver to the Buyer a deed conveying all of the right, title and interest of the Estate in the Real  
10 Property.

11 IT IS FURTHER ORDERED that the Executrix shall pay such amounts as are necessary to  
12 complete the sale and pay all debts and charges against the Property, and the depository bank shall pay  
13 such funds from the account established for the estate, being Account No. xxx4462, entitled "Estate of  
14 Paul William Harr, Paula K. Ashworth, Executrix", to escrow upon demand and proof of the amounts  
15 required and to do all other things necessary to close the escrow and complete the sale as approved and  
16 confirmed herein.

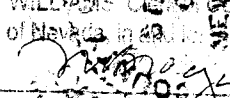
17 DATED this 14 day of October, 2019.

18 

19 DISTRICT COURT JUDGE

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21  
22 Submitted by:  
23 KELLY R. CHASE, ESQ.  
24 Nevada Bar #937  
25 P.O. Box 2800  
26 Minden NV 89423  
27 (775) 782-3099  
28 Attorney for Paula K. Ashworth, Executrix  
of the Estate of PAUL WILLIAM HARR

The document to which this seal is affixed is a full, true and correct copy of the original as filed for record in my office.

DATE October 14, 2019  
BOBBIE R. WILLIAMS, Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy

