

APN # 1420-07-616-047

Escrow # 00248331 -009-09

Recording Requested By:
First Centennial Title Company
1450 Ridgeview Dr. #100
Reno, NV 89509

When Recorded Return to:
Anderson, Dorn & Rader Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, NV 89521
Attn: Ryan Gonda, JD

DOUGLAS COUNTY, NV **2019-937357**
Rec:\$35.00
\$35.00 Pgs=3 10/30/2019 11:37 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDERS USE

ORDER APPROVING AND CONFIRMING SALE OF REAL PROPERTY

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).

Along
SIGNATURE

Escrow Assistant
TITLE

Along
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

SPACE BELOW FOR RECORDER

RECEIVED

OCT - 3 2019

Douglas County
District Court Clerk

FILED

2019 OCT 28 PM 1:37

BOEDIE R. WILLIAMS
CLERK

M. BIAGGINI
DEPUTY

1 Case No.: 19-PB-0070

2 Dept. No.: II

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6
7 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
8 IN AND FOR THE COUNTY OF DOUGLAS

9 *****

10 IN THE MATTER OF THE ESTATE

11 of

12 WALTER MORGAN ROBERTS,

13 Deceased.

14
15 **ORDER APPROVING AND CONFIRMING**
16 **SALE OF REAL PROPERTY**

17 The verified Petition of Anderson, Dorn & Rader, Ltd., Personal Representative
18 of the estate of Walter Morgan Roberts, deceased, for Confirmation of Sale of Real
19 Property having come on regularly for hearing this day, and the Court having
20 examined said petition and the evidence, and Notice of Hearing having been given as
21 required by law, and the facts in said Petition being true, the Court grants the Petition
22 as hereafter provided.

23 IT IS ORDERED, ADJUDGED AND DECREED BY THIS COURT:

24 1. That there remains in the estate of the decedent the real property located
25 at 949 Opalite Drive, Carson City, Nevada, Assessor's Parcel Number 1420-07-616-
26 047;

1 2. That the requirement of publication of notice is dispensed with pursuant
2 to NRS 148.080;

3 3. That the requirement of an appraisal is dispensed with pursuant to NRS
4 148.260(b);

5 4. That the sale of the real property located at 949 Opalite Drive, Carson
6 City, Nevada, Assessor's Parcel Number 1420-07-616-047, which is more particularly
7 described as follows:

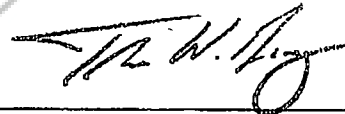
8 Lot 97, of Block B, as shown on the Filed map of the Highland Estates
9 Unit NO. 2, filed in the office of the County Recorder of Douglas County,
10 Nevada, on January 27, 1978, as Document No. 17090.

11 to Chad Stein, or his assigns, for the purchase price of \$183,000.00 pursuant to the
12 terms and conditions set forth in the Residential Offer and Acceptance Agreement is
13 hereby confirmed, ratified and approved;

14 5. That the seller shall pay for an Owner's Policy of Title Insurance; that the
15 total broker's commission shall be 6% of the purchase price, 2.5% to the buyer's
16 broker and 3.5% to the seller's broker; that the seller and buyer shall split equally
17 escrow fees and transfer taxes; and

18 6. That the Personal Representative is directed to complete the sale and
19 conveyance of the real property to the buyer in accordance with the foregoing terms
20 and conditions.

21 IT IS SO ORDERED this 28 day of October, 2019.

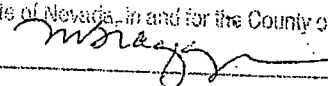
22 

23 _____
DISTRICT JUDGE

24 Submitted by:
25 Bryce L. Rader
26 Anderson, Dorn & Rader, Ltd.
27 500 Damonte Ranch Parkway, Ste. 860
28 Reno, Nevada 89521
(775) 823-9455

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 28, 2019
BY 
Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By _____ Deputy