

DOUGLAS COUNTY, NV

2019-939399

Rec:\$35.00

\$35.00

Pgs=4

12/11/2019 12:15 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1219-15-001-025

Recording Requested By:

Western Title Company, LLC

Escrow No.: 110397-WLD

When Recorded Mail To:

Vivien Hastert

11903 Old Hwy 99 S.

Grenada, CA 96038

Mail Tax Statements to: (deeds only)

same as above

(space above for Recorder's use only)

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)

Signature



Wendy Dunbar

Escrow Officer

Order Confirming Sale

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECEIVED

NOV 26 2019

FILED

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Richard C. Blower, Esq.
00739
Law Office of Richard C. Blower
2235 Green Vista Drive, Suite 309
Sparks, Nevada 89431
(775) 674-3363
Attorney for Estate

Douglas County
District Court Clerk

2019 NOV 26 AM 9:58

CLERK
CLERK
CLERK

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
EMILE P. HASTERT,
Deceased.

Case No.: 19-PB-0096
Dept. No. II

ORDER CONFIRMING SALE OF REAL PROPERTY

The RETURN OF SALE OF REAL PROPERTY AND PETITION FOR
CONFIRMATION of VIVIEN HASTERT, Personal Representative of the ESTATE OF
EMILE P. HASTERT, came on for hearing regularly before the Court on November 25,
2019. The Court, after examining the verified Return and Petition and reviewing the
evidence, finds:

1. Notice of Hearing of said Return and Petition has been given as required by law.
2. It is necessary and to the advantage, benefit and interest of the estate that the
sale of the real property be made.
3. The sale was legally made and fairly conducted; notice of the time, place and
terms of the sale was given as prescribed by law.

1 4. The devisee identified in the Will is the Trustee of the HASTERT FAMILY
2 TRUST. VIVIEN HASTERT is the Trustee of the HASTERT FAMILY TRUST. She has
3 consented in writing to the sale of the real property without an appraisal.

4 5. The property was sold for \$335,000.00, an amount representing the fair market
5 value of the property.

6 6. The Court called for overbids, and an overbid was made in open court by SALLY
7 L. KILGOUR in the amount of \$343,350.00. No other person or entity submitted a bid.

8 7. SALLY L. KILGOUR was represented by PAMELA LUSBY, realtor with Chase
9 International-ZC. The Court heard evidence from both realtors and the attorney for the
10 estate concerning the appropriate split of the realty commission, and determined that it
11 was appropriate that each realtor receive a commission of three percent (3%) of the sale
12 price.
13

14 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the sale made of the
15 real property described below to SALLY L. KILGOUR for the sum of \$343,350.00, be, and
16 the same hereby is, confirmed. The real property is more commonly known as 850 Bollen
17 Circle, Gardnerville, NV 89460 and is more particularly described as follows:
18

19 Lot 60 of SHERIDAN ACRES UNIT NO. 2 as shown on the final map thereof
20 filed in the office of the County Recorder of Douglas County, State of Nevada
21 on October 14, 1968 as Document No. 42594.

22 APN: 1219-15-001-025

23 IT IS FURTHER ORDERED that the Personal Representative of THE ESTATE OF
24 EMILE P. HASTERT, deceased, is hereby authorized and directed to pay the brokerage
25 fees and the customary closing costs and prorations that are incident to said sale per the
26 Residential Offer and Acceptance and any Counter Offers thereto through a proper escrow
27
28

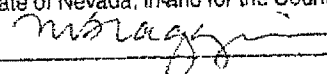
1 established for such purpose, and, upon receipt of the purchase price through said escrow,
2 the Personal Representative is hereby authorized and directed, upon receipt of the
3 purchase price, to execute appropriate conveyances in favor of the Purchaser to be
4 delivered through the escrow established for such purpose.

5 DATED: This 26th day of November, 2019.

7 IT IS SO ORDERED.

8
9 
10 DISTRICT JUDGE

11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 December 3, 2019
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
3 By  Deputy