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CASE NO. 19-PB-0043
DEPT. NO. I

RECEIVED

JAN - 7 2020

FILED

2020 JAN -7 PM 2: 30

Douglas County
District Court

*The undersigned affirms that this document **DOES NOT** contain a Social Security Number or personal information.*

BOBBIE R. WILLIAMS
CLERK

A. NEWTON
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
MARY JOHNSTONE-WILLIAMS,
Deceased.

**ORDER CONFIRMING SALE OF REAL
PROPERTY AND PAYMENT OF COSTS**

THIS MATTER came on before the Court on the 7th day of January 2020 on the Verified Petition for Confirmation of Sale of Real Property and Payment of Costs ("Petition") filed by STEPHEN WALSH, the Court-appointed Administrator ("Petitioner") of the above-referenced estate. Present in Court were STEPHEN WALSH, Administrator, and MICHAEL S. ROWE, ESQ., Counsel for the Administrator.

Based upon the Petition and the Notice of Private Sale; Notice of Hearing to Confirm Sale all of which were filed on 17 December 2019, and all previous pleadings filed in this Estate, together with the representations made in open Court at the hearing on the Petition, the Court hereby finds and orders as follows:

1. After the hearing on the Petition was called to order by the Court, the Court inquired of all those in the courtroom whether there was any person attending the hearing who wished to bid on the property. No one appeared at the hearing to submit a bid on the property.

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1 2. A Proof and Statement of Publication of the Notice of Private Sale; Notice of Hearing
2 to Confirm Sale was filed on 3 January 2020. The publication of the Notice of Private Sale; Notice of
3 Hearing to Confirm Sale occurred on 19, 21 and 28 December 2019. Thus, the Court finds and
4 concludes that the requirements of NRS 148.220 have been met by the Petitioner.

5 3. The real property which is the subject of this Order, the sale of which is hereby
6 confirmed, is commonly known as 1920 Wiseman Lane, Gardnerville, Nevada, 89410 with Douglas
7 County APN: 1220-25-501-003.

8 4. Petitioner, through his listing agent, Dale Armstrong, Re/Max Realty Affiliates, 1320
9 US Hwy 395 N, Gardnerville, Nevada, 89410 has marketed the property of the Decedent. As a result
10 of such efforts, an all cash offer has been received from JACOB COLE RASMUSSEN in the amount
11 of FOUR HUNDRED NINE THOUSAND NINE HUNDRED AND NO CENTS (\$409,900.00)
12 of FOUR HUNDRED NINE THOUSAND NINE HUNDRED AND NO CENTS (\$409,900.00)
13 containing the following terms:

Purchase price:	\$409,900.00
Deposit:	\$16,000.00
Escrow Costs:	50% Seller/50% Buyer
Transfer Tax:	50% Seller/50% Buyer
Buyers' funding-FHA Loan:	\$393,900.00
Title Insurance:	Owner's Policy paid by Seller Lender's Policy paid by Buyer

19 Offer is an "as is, court approved sale"; no warranties or guaranties.
20 Septic lid location/removal and septic pumping paid by Seller
21 Buyers to pay for all inspections desired or waive inspections.
22 Escrow to close within 45 days, if Court approves.

23 Attached as Exhibit B to the Petition is a copy of the Residential Offer and Acceptance
24 Agreement and Counter Offer ("Agreement"). In the Multiple Listing Service the property was listed
25 as subject to probate court approval. In the Counter Offer at Line 8 of the Agreement the offer confirms
26 that the sale is subject to probate court approval.

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1 The Petitioner has accepted the offer, pending the Court's approval, from Jacob Cole
2 Rasmussen. Based upon the above and foregoing, Petitioner requested that the sale of the real property
3 owned by the Decedent be sold to JACOB COLE RASMUSSEN for the purchase price of \$409,900.00
4 and be confirmed.

5 5. Based upon the Agreement attached to the Petition as Exhibit B, and no bidders were
6 present in Court at the hearing, this Court enters an order confirming the sale of the property to JACOB
7 COLE RASMUSSEN subject to the terms of the offering set forth hereinabove.

8 6. The Court hereby ratifies, confirms and approves of the Petitioner's payment of a real
9 estate commission in the amount 6%; 3% to Dale Armstrong, Re/Max Realty Affiliates, 1320 US Hwy
10 395 N, Gardnerville, Nevada, 89410 and 3% to Nicole Turner, Chase International, Carson City,
11 Nevada, as set forth in the Contract.

12 7. It is also ordered by the Court that the Petitioner may, to the extent he is required to do
13 so, pay such funds as are required by the terms of the sale which are set forth in the Petition. For
14 example, title company and escrow costs are to be paid one-half by the Seller. It is the order of the
15 Court that the Petitioner may pay any of the costs of the Seller as such costs are set forth in the Petition
16 and Exhibit B thereto.

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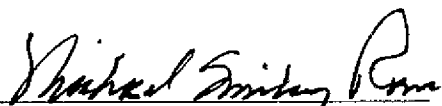
1 8. The Court hereby enters its order ratifying, confirming and approving of each, every
2 and all of the actions taken by the Petitioner in listing, and now selling, the Decedent's property.
3 Further, the Court ratifies, confirms and approves of each and every of the terms of the purchase of the
4 Decedent's property as set forth in the Petition for Confirmation of Sale of Real Property.

5 DATED this 7th day of January, 2020.

6
7 

8 NATHAN TOD YOUNG
9 DISTRICT COURT JUDGE

10 *Submitted by:*


11 

12 MICHAEL SMILEY ROWE
13 Nevada Bar Number 1374
14 1638 Esmeralda
15 Minden, Nevada 89423
16 (775) 782-8141
17 Attorney for the Petitioner

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JUDICIAL DISTRICT
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 1-7-20
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy