

APN# : 1219-04-001-034

Recording Requested By:

Western Title Company, LLC

Escrow No.: 109956-TEA

When Recorded Mail To:

Stephen Walsh Douglas County Public Administrator

P.O. Box 1683

Minden, NV 89423

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 _____

Traci Adams

Escrow Officer

Order Confirming Sale of Real Property and Payment of Cost

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

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Douglas County
District Court Clerk

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2019 DEC 24 PM 1:41

SHARON N. WILLIAMS
CLERK

D. GOELZ
DEPUTY

1 CASE NO. 19-PB-0031

2 DEPT. NO. 1

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

5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6
7 IN AND FOR THE COUNTY OF DOUGLAS

8 In the Matter of the Estate

9 of

10 MICHAEL JOSEPH ESTEP,

11 Deceased.

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

14
15 **THIS MATTER** came on before the Court on the 24th day of December 2019, on the Verified
16 Petition for Confirmation of Sale of Real Property and Payment of Costs ("Petition") filed by
17 STEPHEN WALSH, Douglas County Public Administrator and the Court-appointed Administrator
18 ("Administrator") of the above-referenced estate. Present in Court were the Administrator, together with
19 his counsel, MICHAEL S. ROWE, ESQ.

20 Based upon the Verified Petition and the Notice of Private Sale; Notice of Hearing to Confirm
21 Sale, both of which were filed on 3 December 2019, and all previous pleadings filed in this Estate,
22 together with the representations made in open Court at the hearing on the Petition, the Court hereby
23 finds and orders as follows:

24 1. After the hearing on the Petition was called to order by the Court, the Court inquired
25 of all those in the courtroom whether there was any person attending the hearing who wished to bid on
26 the property. No person present wished to bid on the property.
27

28 ///

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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 19 December 2019. The publication of the Notice of Private Sale; Notice
3 of Hearing to Confirm Sale occurred on 7 December, 12 December and 14 December 2019. Thus, the
4 Court finds and concludes that the requirements of NRS 148.220 have been met by the Administrator.

5 3. The Douglas County property which is the subject of this Order, the sale of which is
6 hereby confirmed, is commonly known as 193 Taylor Creek Road, Gardnerville, Nevada, 89460.
7 The property has been assigned Douglas County Assessor's Parcel No: 1219-04-001-034.
8

9 4. The Administrator advised the Court that, pursuant to NRS 144.020 and NRS 144.030,
10 an appraisal was performed on the property. The appraiser opined that the value of the Decedent's
11 property as of the date of death (15 February 2019) was \$855,000.00. A copy of the Appraisal Report
12 was attached to the Petition as Exhibit A.
13

14 5. The Administrator, through his listing agent, William Merrill of ReMax Realty
15 Affiliates, Gardnerville, Nevada, has marketed the property of the Decedent. As a result of such efforts,
16 an offer has been received from Keith D. Zobott and Jodi M. Zobott in the amount of EIGHT
17 HUNDRED THIRTY FIVE THOUSAND AND 00/100's (\$835,000.00) containing the following
18 terms:
19

20	Purchase price:	\$835,000.00
21	Deposit:	\$5,000.00
22	Escrow Costs:	50% Seller/50% Buyer
23	Transfer Tax:	50% Seller/50% Buyer
24	Balance of Cash Down:	\$159,000.00
25	Buyers' funding:	\$656,000.00 Conventional Loan
	Title Insurance:	Owner's Policy paid by Seller Lender's Policy paid by Buyer
	Carpet Allowance	\$7,000 paid by Seller

26 If necessary Seller to have septic tank pumped.
27 Offer is an "as is, court approved sale"; no warranties or guaranties.
28 Buyers to pay for all inspections desired or waive inspections.
Escrow to close on or within 60 days, if Court approves.

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1 Attached as Exhibit B to the Petition was a copy of the Residential Offer and Acceptance
2 Agreement and Counter Offer (“Agreement”). Attached to the Petition For Confirmation of Sale of
3 Real Property And Payment of Costs was an “AS-IS” Addendum whereby both the Administrator and
4 the potential Buyer acknowledged that Buyer agrees to accept the home “AS-IS”.

5 Based upon the above and foregoing, the Administrator requested that the sale of the
6 real property and improvements owned by the Decedent to Keith D. Zobott and Jodi M. Zobott for the
7 purchase price of \$835,000.00 be confirmed.
8

9 6. Based upon the Agreement attached to the Petition as Exhibit B, this Court enters an
10 order confirming the sale of the property to Keith D. Zobott and Jodi M. Zobott subject to the terms
11 of the offering set forth hereinabove.
12

13 7. The Court hereby ratifies, confirms and approves of the Administrator’s payment of
14 a real estate commission in the amount 6%; 3% to William Merrill, ReMax Realty Affiliates,
15 Gardnerville, Nevada and 3% to Teddy Carlson-McKone of Intero RE Alpine Sierra, LLC, as set forth
16 in the Agreement.
17

18 8. It is also ordered by the Court that the Administrator may, to the extent he is required
19 to do so, pay such funds as are required by the terms of the sale which are set forth in the Petition. For
20 example, title company and escrow costs are to be paid one-half by the Seller. It is the order of the
21 Court that the Administrator may pay any of the costs of the Seller as such costs are set forth in the
22 Petition and Exhibit B thereto.

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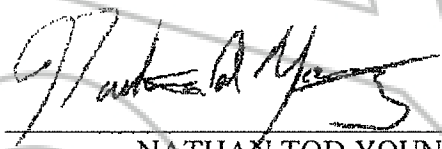
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9. The Court hereby enters its order ratifying, confirming and approving of each, every and all of the actions taken by the Administrator in listing, and now selling, the Decedent's property. Further, the Court ratifies, confirms and approves of each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

DATED this 24th day of December, 2019.



NATHAN TOD YOUNG
DISTRICT COURT JUDGE

Submitted by



MICHAEL SMILEY ROWE
Nevada Bar Number 1374
1638 Esmeralda
Minden, Nevada 89423
(775) 782-8141
Attorney for the Petitioner

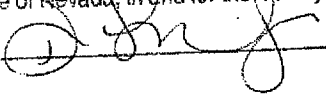
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CERTIFIED COPY
The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE December 24, 2019
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy