

APN#: 1220-21-610-098

Recording Requested By:

Western Title Company, LLC

Escrow No.: 110956-WLD

When Recorded Mail To:

Dorothy Barsten c/o Nicole
Thomas, Douglas County Public
Guardian

P.O. Box 1929

Minden, NV 89423


Mail Tax Statements to: (deeds only)

(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 of real property

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

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1 CASE NO. 19-PB-0011

JAN 28 2020

2020 JAN 28 PM 2:20

2 DEPT. NO. I

Douglas County
District Court Clerk

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

J. D. WILLIAMS
CLERK
A. NEWTON
DEPUTY

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

6 IN AND FOR THE COUNTY OF DOUGLAS

7
8
9 In the Matter of the Guardianship

10 of

11 DOROTHY BARSTEN,

12 Adult Protected Person.

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

13 _____ /
14 **THIS MATTER** came on before the Court on the 28th day of January 2020 on the Verified
15 Petition for Confirmation of Sale of Real Property and Payment of Costs ("Petition") filed by NICOLE
16 THOMAS ("Petitioner") and the Court-appointed Guardian of the above-referenced protected person
17 and estate. Present in Court were NICOLE THOMAS, Douglas County Public Guardian, and
18 MICHAEL S. ROWE, ESQ., Counsel for Petitioner.

19 Based upon the Petition and the Notice of Private Sale; Notice of Hearing to Confirm Sale, all
20 of which were filed on 6 January 2020, and all previous pleadings filed in this guardianship, together
21 with the representations made in open Court at the hearing on the Petition, the Court hereby finds and
22 orders as follows:

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

27 ///

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Attorney At Law

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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 24 January 2020. The publication of the Notice of Private Sale; Notice
3 of Hearing to Confirm Sale occurred on 9, 16 and 23 January 2020. Thus, the Court finds and concludes
4 that the requirements of NRS 159.1425 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 1413 Leonard Drive, Gardnerville, Nevada, 89460 and has been
7 assigned Douglas County Assessor's Parcel No:1220-21-610-098.
8

9 4. Petitioner, through her listing agent, Russ Davidson, RE/MAX Realty Affiliates, 1320
10 US Hwy 395 N., Gardnerville, Nevada, 89410 has marketed the property of the Protected Person. As
11 a result of such efforts, an offer has been received from ROBERT and TERESA ROSE in the amount
12 of TWO HUNDRED FORTY SIX THOUSAND AND NO CENTS (\$246,000.00) containing the
13 following terms:

The sale will be made on the following terms:

Purchase price:	\$246,000.00
Deposit:	\$5,000.00
Escrow Costs:	50% Seller/50% Buyer
Transfer Tax:	50% Seller/50% Buyer
Buyers' funding/IRA Account:	\$241,000.00
Title Insurance:	Owner's Policy paid by Seller

Offer is an "as is, court approved sale"; no warranties or guaranties.
Buyers to pay for all inspections desired.
Escrow to close within 5 days if Court approves.

21 Attached as Exhibit A to the Petition was a copy of the Residential Offer and Acceptance
22 Agreement ("Agreement"). In the Multiple Listing Service the property was listed as subject to court
23 approval. On page 8 at Lines 1 through 9 of the Agreement are Additional Terms and Conditions
24 confirming the sale is subject to court approval and is an "As Is-Where is" sale.
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1 The Petitioner has accepted the offer, pending the Court's approval, from ROBERT and
2 TERESA ROSE . Based upon the above and foregoing, Petitioner requested that the sale of the real
3 property owned by the Protected Person be sold to ROBERT and TERESA ROSE for the purchase price
4 of \$246,000.00 be confirmed.

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

9
10 6. The Court hereby ratifies, confirms and approves of the Petitioner's payment of a real
11 estate commission in the amount 6%; 3% to Russ Davidson, RE/MAX Realty Affiliates, 1320 US Hwy
12 395 N., Gardnerville, Nevada, 89410 and 3% to John Fischer, RE/MAX Realty Affiliates, 1320 US
13 Hwy 395 N., Gardnerville, Nevada, 89410, as set forth in the Agreement.

14 7. It is also ordered by the Court that the Petitioner may, to the extent she is required to
15 do so, pay such funds as are required by the terms of the sale which are set forth in the Petition. For
16 example, title company and escrow costs are to be paid one-half by the Seller. It is the order of the
17 Court that the Petitioner may pay any of the costs of the Seller as such costs are set forth in the Petition
18 and Exhibit A 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 Protected Person's property.
3 Further, the Court ratifies, confirms and approves of each and every of the terms of the purchase of the
4 Protected Person's property as set forth in the Verified Petition for Confirmation of Sale of Real
5 Property and Payment of Costs.

6 DATED this 28th day of January, 2020.

7
8 
9 NATHAN TOD YOUNG
10 DISTRICT COURT JUDGE

11 *Submitted by:*

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

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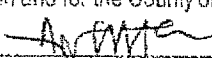
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Physician Address
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21
22
23 CERTIFIED COPY

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.

24 DATE 1-28-2020
25 BOBBIE R. WILLIAMS Clerk of Court

26 of the State of Nevada, in and for the County of Douglas,
27 By  Deputy
28