

DOUGLAS COUNTY, NV

2020-946919

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\$40.00 Pgs=5

06/01/2020 11:28 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN No.: 1420-33-602-004

Escrow No.: 20004158-ES

Recording Requested By:  
First Centennial Title Company of Nevada  
896 W Nye Ln., Suite 104  
Carson City, NV 89703

When Recorded Return to:  
First Centennial Title Company of Nevada  
896 W Nye Ln., Suite 104  
Carson City, NV 89703

Mail Tax Statements to:  
**The Kornegay Family Revocable Trust of March  
19, 1997**  
2217 Balboa Drive  
South Lake Tahoe, CA 96150

SPACE ABOVE FOR RECORDERS USE

**ORDER TO CONFIRM 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)

*Liz Suenningsen*  
SIGNATURE

Escrow Officer  
TITLE

Liz Suenningsen  
Print Signature

SPACE BELOW FOR RECORDER

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Case No. 2020-PB-00024

Dept. No. I

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MAY 12 2020

Douglas County  
District Court Clerk

FILED

2020 MAY 12 PM 4:51

BOBBIE R. WILLIAMS  
CLERK  
D. GOELZ  
BY \_\_\_\_\_ 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  
JUAN ARMANDO GARCIA,  
\_\_\_\_\_ /  
deceased.

**ORDER TO CONFIRM SALE OF  
REAL PROPERTY**

The Petition to Confirm Sale of Real Property submitted by LISA CANDELARIA, Administratrix of the Estate of JUAN ARMANDO GARCIA, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 12<sup>th</sup> day of May, 2020, the Court after examining the Petition and hearing the evidence finds:

1. Due notice of the hearing of Petition has been given as required by law and that all of the allegations of said Petition are true.
2. Said sale was legally made and fairly conducted and notice of the time, place and terms of the sale was given as prescribed by law NRS 148.220(2)(b). No objections have been made as to the sale of the estate's real property in accordance with NRS 155.190(1)(f).
3. Said property was appraised within one year prior to said sale for \$220,000 and the sum offered is a fair price for said property.
4. Said sale is necessary in order that the proceeds thereof may be applied to provide cash proceeds for distribution of the estate to the heirs as defined under NRS 134.060.

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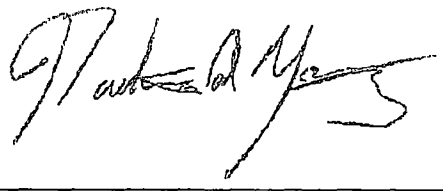
5. The sale price is a fair price for the property sold and it does appear that a sum exceeding such sale price by at least \$5,000, has been obtained.

IT IS THEREFORE ORDERED that the sale so made of the real property located at 1334 Downs Drive, Minden, Nevada, A.P.N. 1420-33-602-004, held in the name of JUAN ARMANDO GARCIA shall be transferred to Kevin Kornegay and Catherine Kornegay, for the sum for the sum of Two Hundred-Fifty Thousand and 00/100 Dollars (\$250,000) be, and the same is hereby confirmed; that a particular description of said real property in the State of Nevada, Douglas County is attached hereto as Exhibit 1.

IT IS THEREFOR ORDERED that at the time of closing escrow all proceeds from the sale of the estate's real property shall be held in ERNEST E. ADLER, ESQ.'s IOLTA, client trust.

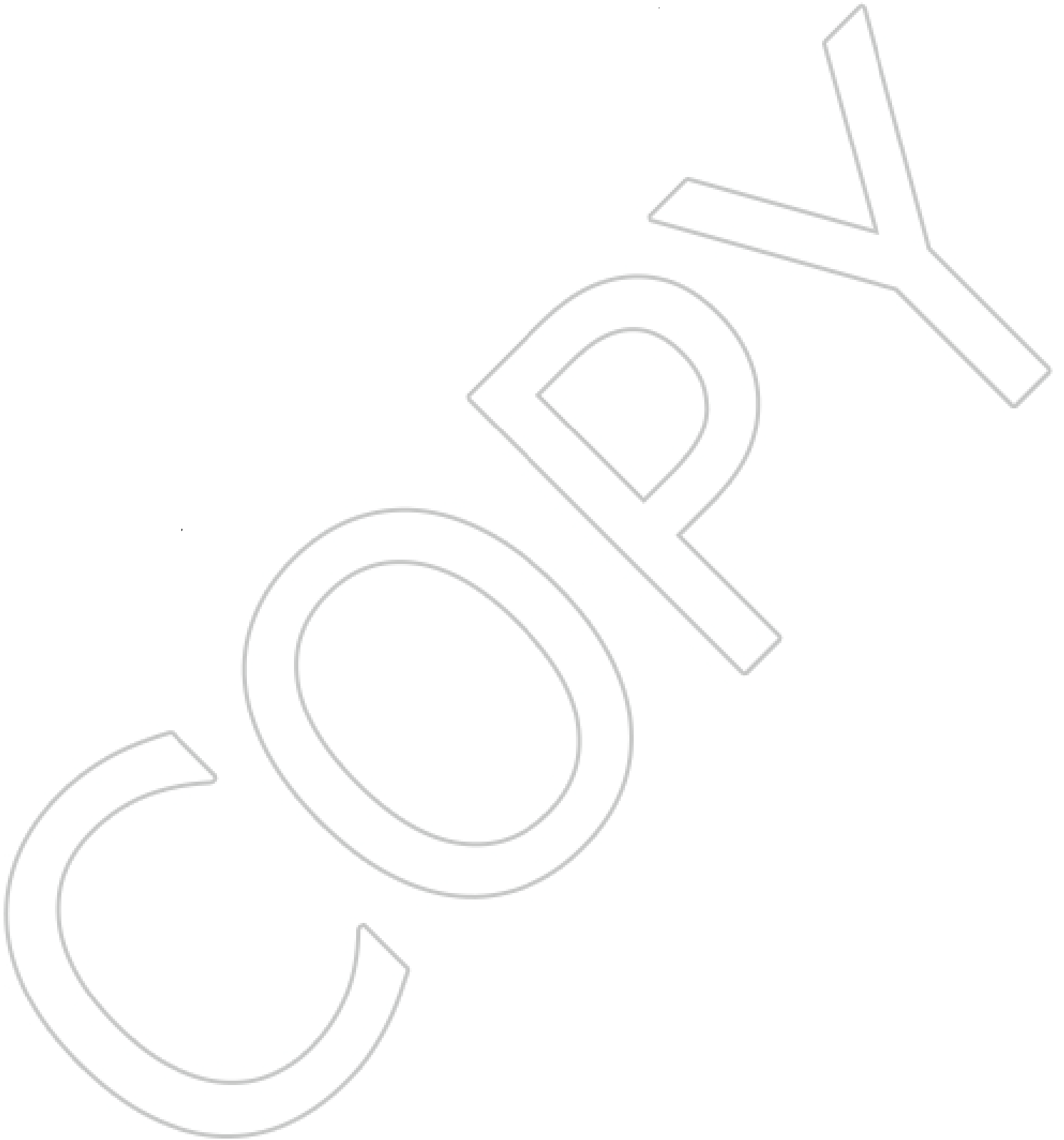
IT IS FURTHER ORDERED that said Administratrix of the Estate of JUAN ARMANDO GARCIA, deceased, is hereby authorized and directed to pay the customary closing costs and prorations incident to said sale, any liens outstanding upon the property, and upon receipt of the purchase price aforesaid through such escrow said Executor is directed to execute appropriate conveyances in favor of said purchaser.

DATED this 12<sup>th</sup> day of May, 2020.



\_\_\_\_\_  
DISTRICT JUDGE

**EXHIBIT 1**



**EXHIBIT 1**

EXHIBIT 1  
LEGAL DESCRIPTION OF  
1334 DOWNS DRIVE, MINDEN, NEVADA 89423  
APN:1420-33-602-004

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situated in and being a portion of the Northeast 1/4 of Section 33 in Township 14 North, Range 20 East, M.D.B. & M., described as follows:

BEGINNING at the center of Section 33, Township 14 North, Range 20 East, M.D.B. & M., where there is set a one inch iron rod;  
Thence South 89°49' East along the East-West quarter Section line of said Section 33, a distance of 1,060.81 feet to the TRUE POINT OF BEGINNING;  
Thence South 89°49' East, a distance of 132.00 feet;  
Thence North 0°08' West, a distance of 340 feet;  
Thence North 89°49' West, a distance of 132.00 feet;  
Thence South 0°08' West, a distance of 340.00 feet to the POINT OF BEGINNING.

Said property was purchased by Armando Juan Garcia at public auction on Friday, March 2, 1990, at 10:00 A.M., at the place named in the Notice of Trustee's Sale, in the County of Carson City, Nevada.

This description was previously recorded on April 30, 2007, in Book 0407, Page 9674, as Document No. 700138, Official Records of Douglas County, Nevada.

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 May 12 2020

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

By [Signature] Deputy