

APN # 1220-22-310-019

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

*Order Confirming Sale
of Real Property*

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

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6 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF WASHOE**

8
9 In the Matter of the Estate of:
10 TIMOTHY SCOTT DLUGOS,
11
12 Deceased.

Case No. PR20-00295
Dept. PR

13 **ORDER CONFIRMING SALE OF REAL PROPERTY**

14 The Return and Petition of Heather Stinchcomb and Melonee Stuart, Administrators
15 of the Estate of Timothy Scott Dlugos, for confirmation of sale of the real property
16 hereinafter described, having come on regularly for hearing before this Court on
17 September 16, 2020; the Court, after examining the Return and Petition and
18 reviewing the evidence, finds as follows:

- 19 1. That due notice of the hearing of such Return and Petition has been
20 given as required by law and that all of the allegations of said Petition are true.
21 2. Petitioner, as Administrator of this Estate, was granted the power to
22 sell, transfer and
23

1 convey any of the Decedent's property, and therefore entered into a Residential Offer
2 and Acceptance Agreement for the sale of the real property located at 693 Bowles
3 Lane, Gardnerville, Nevada, and did so for the sum of Three Hundred Twenty-five
4 Thousand Dollars (\$325,000.00) cash, this being the highest and best bid made at
5 the time of filing the petition to confirm.

6 3. That the sale of the real property for the total sum of Three Hundred
7 Twenty-Five Thousand Dollars (\$325,000.00), represented the current fair market
8 value, and that said sale price was not disproportionate to the value of the property
9 sold.

10 4. The Court opened the bidding for sale. There were no over-bids in open
11 Court.

12
13 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the sale of the real
14 property described below to James W. Gerlacher and Karen E. Gerlacher, for the
15 sum of \$325,000.00 cash, be, and the same hereby is confirmed; and that the real
16 property commonly known as 693 Bowles Lane, Gardnerville, Nevada, is more
17 particularly described as follows:

18 Lot 654, as shown on the map of Gardnerville Ranchos unit #7 filed for Record
19 in the office of the County Recorder of Douglas County, Nevada on March 27,
1974 as Document No. 72456

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21
22 **IT IS HEREBY FURTHER ORDERED** that said Administrators of the Estate of
23 Timothy Scott Dlugos are authorized and directed to pay Seller's Agent, Re/Max

1 Professionals, Sparks, Nevada, 2.25% on the selling price, and to pay Buyers' Agent
2 Beverly Realty, Inc., Gardnerville, Nevada 2.50% on the selling price, and to pay the
3 Estate's share of the title insurance premiums, real property transfer taxes, costs
4 of preparing the residence for sale, and certain customary closing costs and
5 prorations incident to such sale through a proper escrow established.

6 DATED this 17 day of Sept, 2020.

7 **IT IS SO RECOMMENDED.**

8 
9 _____
10 PROBATE COMMISSIONER

11 **IT IS SO ORDERED.**

12 
13 _____
14 DISTRICT JUDGE

COPY

CERTIFIED COPY

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

DATE: 9/21/2020

JACQUELINE BRYANT, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By *J. Bryant* Deputy

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