

APN # 1220-21-510-016

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.

ROLAND LAW FIRM
2520 Saint Rose Pkwy, Ste. 309
Henderson, NV 89074
(702) 452-1500

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDG
HARRIET H. ROLAND, ESQ.
Nevada Bar No. 5471
ROLAND LAW FIRM
2520 Saint Rose Pkwy., Suite 309
Henderson, Nevada 89074
Telephone: (702) 452-1500
Facsimile: (702) 920-8903
Email: holand@rolandlawfirm.com
Attorney for the Administrator

RECEIVED
JAN 27 2020
Douglas County
District Court Clerk

FILED
2020 JAN 27 PM 2:11
DANIEL WILLIAMS
CLERK
BY *ANOWA* DEPUTY

NINTH JUDICIAL DISTRICT COURT
DOUGLAS COUNTY, NEVADA

In the Matter of the Estate of

Case No.: 17-PB-0084
Dept. No.: II

RALSTON L. ALVARADO, SR.
A/K/A ROLLIE ALVARADO,

Deceased.

ORDER GRANTING CONFIRMATION OF SALE OF REAL PROPERTY

The verified *Petition for Confirmation of Sale of Real Property* submitted by **Celestial Doble, Administrator** of the above-named Estate, came on regularly for hearing before the Court on January 27, 2020 at 1:30 p.m. **Harriet H. Roland** of the **Roland Law Firm** appeared on behalf of the Petitioner. No persons appeared to contest the Petition, and no objections were taken. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

THE COURT FINDS:

1. All notices of hearing were duly given as required by law.
2. The estate of the Decedent includes real property subject to probate administration in the State of Nevada for which the Petitioner was previously granted authorization to sell. The residential real property is located at 1332 Kimmerling Road, Gardnerville, Nevada 89460.

///

///

ROLAND LAW FIRM
2520 Saint Rose Pkwy, Ste. 309
Henderson, NV 89074
(702) 452-1500

1 APN: 1220-21-510-016

2 LOT 133, OF GARDNERVILLE RANCHOS UNIT NO. 6,
3 ACCORDING TO THE MAP THEREOF, FILED IN THE
4 OFFICE OF THE COUNTY RECORDER OF DOUGLAS
5 COUNTY, NEVADA ON MAY 29, 1973, IN BOOK 573,
6 PAGE 1026, AS FILE NO. 66512

7 3. Both the seller and the purchaser were present at the hearing or
8 were represented by counsel or agent who was present at the hearing.

9 4. The Administrator's *Notice of Sale* was published in the manner
10 required by NRS 159.1425, with the last publication being on August 10, 2019.
11 The *Affidavit of Publication* was filed with the Court.

12 5. Petitioner alleged the most probable value of the property is
13 \$369,000.00 according to the Uniform Residential Appraisal Report dated August
14 8, 2019, which is on file with the Court was further reduced to **\$344,000.00**
15 because of the subsequent property inspection completed on September 29, 2019,
16 which is on file with the Court. The property is not encumbered by a note and
17 deed of trust.

18 6. The real property was the investment property of the Decedent. No
19 persons reside at the residence. It is in the best interest of the Estate that the
20 property be sold as it is currently vacant and at risk of loss.

21 7. The sale of the real property is necessary in order to close the
22 Decedent's estate and to pay the creditor's claim and other expenses incurred in
23 the administration of the estate.

24 8. The written Residential Purchase Agreement dated December 17,
25 2019, recited the sales price of Three Hundred Sixty-Nine Thousand (**\$344,000**)
26 made by the purchaser **Douglas Kadera and Monica Kadera** and/or assignee. The
27 purchase is contingent upon the sale and conveyance of buyer's property
28 described as 923 and 931 E 62nd Street, Los Angeles, California. The
Administrator alleged this offer is the second offer made for the purchase of the

1 subject property in the months since it was listed for sale. The purchase price
2 includes certain personal property, including appliances.

3 9. A total brokerage commission of 6% is to be paid in cash at close of
4 escrow, to be divided as follows: (i) 3% to the seller's broker, **Beverly Johnson of**
5 **Beverly Realty LLC** and (ii) 3% to the buyer's broker, **Beverly Johnson of Beverly**
6 **Realty LLC**.

7 10. The Court conducted a public auction in open court pursuant to NRS
8 148.270(3). No bids were received.

9 11. It appears to the court good reason existed for the sale, that the sale
10 was legally made and fairly conducted, and complied with the requirements of
11 NRS 148.260. It further appears to the court that the sum bid is not
12 disproportionate to the value, and it does not appear that a sum exceeding the
13 bid by at least \$5,000 may be obtained, as the bid is \$100,000 or more.

14 **THEREFORE, IT IS HEREBY ORDERED**

15 1. The sale of the real property of the estate to **Douglas Kadera and**
16 **Monica Kadera** in the amount of **\$344,000.00**, payable under the terms
17 of the Residential Purchase Agreement December 17, 2019, between
18 **Celestial Doble**, Administrator of the Estate of RALSTON L.
19 **ALVARADO, SR.**, seller, and **Douglas Kadera and Monica Kadera**,
20 and/or assignee, buyer, is hereby ordered and confirmed; and

21 2. Upon close of escrow for the sale, the Administrator shall execute and
22 deliver to the buyer such documents and conveyances as are necessary
23 to consummate the sale.

24 ///

25 ///

26 ///

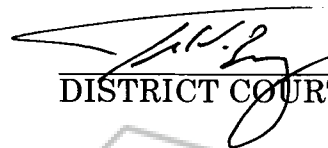
27

28

ROLAND LAW FIRM
2520 Saint Rose Pkwy, Ste. 309
Henderson, NV 89074
(702) 452-1500

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

3. The proceeds from the sale are to be deposited by the Administrator into a blocked account in the name of the estate.


1/27/2020
DISTRICT COURT JUDGE

Prepared and submitted by:

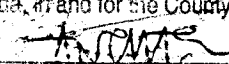
ROLAND LAW FIRM



HARRIET H. ROLAND, ESQ.
Nevada Bar No. 5471
ROLAND LAW FIRM
2520 Saint Rose Pkwy., Suite 309
Henderson, Nevada 89074
Telephone: (702) 452-1500
Facsimile: (702) 920-8903
Attorney for the Administrator

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: 1-27-2020
MICHAEL A. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By:  Deputy