

DOUGLAS COUNTY, NV

2020-959263

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12/31/2020 12:03 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P.N.: 1318-15-714-006

File No: 143-2607279

Recording Requested by:
First American Title Insurance Company

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Stephen Walsh Administrator for estate of Domusnovas NV
P.O. BOX 1683
Minden, NV 89423

Order Confirming Sale of Real Property and Payment of Costs

This page added to provide additional information required by NRS 111.312 Section 1-2

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

FILED

1 CASE NO. 19-PB-0075

NO _____

2 DEPT. NO. I

20 NOV 17 P2:24

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

ROBBIE R. WILLIAMS
BY **D. GOELZ** DEPUTY

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

9 In the Matter of the Estate

10 of

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

11 MARIE ALICE DIBON,

12 Deceased.
13 _____ /

14 **THIS MATTER** came on before the Court on the 17th day of November, 2020 on the Petition
15 of the Douglas County Public Administrator for Confirmation of Sale of Property of the Decedent's
16 corporation DOMUSNOVAS NV, INC. and Payment of Costs. Present in Court were STEPHEN
17 WALSH, Douglas County Public Administrator, together with his counsel, MICHAEL SMILEY
18 ROWE, ESQ. Good cause appearing, and having received no objections to the requests of the Public
19 Administrator after due and proper notice of the Petition, and good cause appearing:
20

21 **IT IS HEREBY ORDERED** that the Petition , and its accompanying schedules, all of which
22 were supplied to the Court as Exhibit "A" to the Administrator's Verified Petition to Confirmation of
23 the Sale of Real Property and Payment of Costs, is hereby ratified, confirmed and approved.

24 **BE IT FURTHER ORDERED** that the Administrator is authorized to sell the real property
25 of the Decedent's Corporation DOMUSNOVAS NV, INC. located at 110 Gold Hill, Zephyr Cover,
26 Nevada, 89448 upon the following terms:
27
28

Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775)782-3685

Law Office of Michael S. Rowe
Attorney At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775)782-8141

Mailing Address
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Attorney At Law

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1638 Esmeralda Street
Minden, NV 89423
(775) 782-8141

1 Purchase price: \$350,000.00
2 Deposit: \$2,000.00
3 Escrow Costs: 50% Seller/50% Buyer
4 Transfer Tax: 50% Seller/50% Buyer
5 Balance of Cash Down: \$348,000.00
6 Title Insurance: Owner's Policy paid by 50% Buyer/50% Seller
7 Lender's Policy paid by 50% Buyer/50% Seller
8 Offer is an "as is, court approved sale"; no warranties or guaranties.
9 Buyers to pay for all inspections desired.
10 Escrow to close on or before 21 days after Court approval.

11 Bids or offers were invited for said property to and including 1:30 p.m. on 17 November 2020
12 but no one appeared or offered \$5,000.00 more than the purchase price offered

13 **BE IT FURTHER ORDERED** that the Court finds that good reason exists for the sale, the
14 sale has been conducted in a legal and fair manner, and the amount of the sales price (\$350,000.00) is
15 not disproportionate to the value of the property.

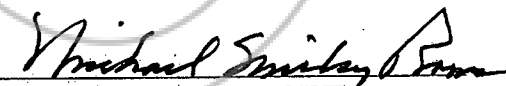
16 **BE IT FURTHER ORDERED** that the Court approves and appreciates that John Fischer of
17 RE/MAX Realty Affiliates has agreed to assist the Petitioner at no charge and has waived the payment
18 of a commission in this sale.

19 **BE IT FURTHER ORDERED** that the Court approves of the execution of such instruments
20 of conveyance as are necessary to convey the Decedent's corporation's rights, title and interest in and
21 to the real property and improvements to the proposed Buyer.

22 DATED this 17th day of November, 2020.

23 
NATHAN BOYD FOUNKE
DISTRICT COURT JUDGE

24 Respectfully submitted by:

25 
26 MICHAEL SMILEY ROWE
27 Nevada Bar Number 1374
28 P.O. Box 2080, Minden, Nevada 89423