

DOUGLAS COUNTY, NV

2021-962371

Rec:\$40.00

\$40.00

Pgs=5

02/23/2021 11:42 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1320-29-114-008

Escrow # 02100363-RLT

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

*Amended 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.

RECEIVED

FILED

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

Case No. 20 PB 00068

FEB 10 2021

2021 FEB 12 AM 8:11

Dept. No. II

Douglas County
District Court Clerk

STEPHEN A. WILLIAMS
CLERK
BY *[Signature]* 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:

Albert E. Covert

Deceased /

AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY

On February, 1, 2021, the Personal Representative's Petition to Confirm Sale of Real Property was heard. Present in court was John C. Smith counsel for the Personal Representative, Ned Covert.

Also present were Daniel Myers and Neiza Alexandra Myers, the buyers identified in the Residential Offer and Acceptance Agreement accepted by the Personal Representative on January 14, 2021, represented by their agent.

John Smith represented that the real property had been appraised November 13, 2020, resulting in a valuation of \$401,000.00. The amount being offered for the property, together with the terms and conditions included in the petition, is \$451,000.00, which is 112% of the appraised amount.

Law Office of John C. Smith
499 W. Plumb Lane, Ste. 202, Reno, Nevada 89509
775.324.9100, Fax 775.871.4844

1 The Court then inquired whether there were any persons present who desired
2 to bid on the real property.

3 The Court informed those present that of the current amount being offered for
4 the property and that Nevada law provided that the first overbid must be at least
5 \$456,000.00; and that thereafter any additional bids would need to be minimum
6 amounts of \$1,000.00. Also the Court informed those present that the terms and
7 conditions of the sale in addition to the purchase price.

8 No one came forward to bid, so the sale price and terms were confirmed.

9 The file includes proof that due notice of this hearing was given as required by
10 law; that the sale was legally made and fairly conducted; that the property was
11 appraised within one year prior to the sale; and that the bid price represented the fair
12 market value of the property sold.

13 That no party has the standing to appeal.

14 GOOD CAUSE APPEARING,

15 IT IS HEREBY ORDERED as follows:

16 1. The property was owned by Albert E. Covert, the decedent in this matter;

17 2. The sale of the real property described below, to Daniel and Neiza

18 Alexandra Myers, for the sum of four hundred and fifty-one thousand dollars

19 (\$451,000.00), under the terms and conditions as follows, is hereby confirmed:

20 a) \$5,000.00 earnest money deposit;

21 b) \$446,000.00 additional cash as down payment at closing;

22 c) Seller shall pay for: Standard owner's policy of title insurance, ½ of the

23 standard escrow fee, ½ of the transfer taxes, all of any bonds and assessments

24 on the property.

1 e) Buyer shall pay for: Standard Lender's policy of title insurance, ½ of the
2 standard escrow fee, ½ of the transfer taxes, the cost of inspections and the
3 appraisal cost.

4 f) The seller is to provide the following personal property as part of the
5 sale; None.

6 g) All of the of the contingencies in the Purchase Agreement are to be
7 satisfied between the parties prior to closing:

8 h) Buyer agrees and accepts the property in its "as is" condition.

9 i) Close of escrow shall occur not later than 14 days from the date of this
10 Order;

11 5. The real property being sold is situated in Douglas County, Nevada, and
12 is described as follows:

13 Address = 1147 Wisteria Lane, Minden, Nevada

14 APN = 1320-29-114-008

15 Lot 278, AS SET FORTH ON THE OFFICIAL PLOT OF WINHAVEN UNIT NO.
16 3, AS PLANNED UNIT DEVELOPMENT FILED FOR RECORDS IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS, STATE OF NEVADA,
ON DECEMBER 18, 1992 AS DOCUMENT NO. 295672.

17 6. The Court authorizes the payment of a total real estate commission of
18 6%, to be distributed to the buyer's agent Shele Pandl of Coldwell Banker Select
19 Realty who will receive 3%, and to the seller's agent John Fisher, Realtor, of Re/Max
20 Realty, who will receive 3%;

21 7. Ned Covert, the Personal Representative of the estate, is authorized and
22 directed to sign the necessary documents to complete the sale;

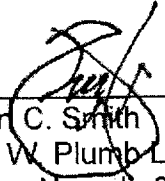
23 8. The Court authorizes the payment of any other necessary cost and/or
24

1 expenses related to the sale (to include but not be limited to the other closing costs
2 and prorations incident to such sales through a proper escrow established for such
3 purposes).

4 IT IS SO ORDERED this 11th day of February, 2021.

5
6 
DISTRICT JUDGE

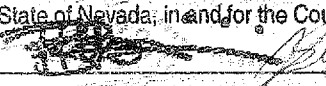
7 Submitted by:

8 
9 John C. Smith
10 499 W. Plumb Lane, Ste. 202
11 Reno, Nevada 89509
12 775.324.9100
13 Attorney for the Personal Representative

Law Office of John C. Smith
499 W. Plumb Lane, Ste. 202, Reno, Nevada 89509
775.324.9100, Fax 775.871.4844

14
15
16
17
18
19
20
21
22 **CERTIFIED COPY**

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

DATE February 18th 2021
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy