

DOUGLAS COUNTY, NV

2021-975149

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TICOR TITLE - RENO (MAIN)

KAREN ELLISON, RECORDER

APN # 1220-22-310-143

Escrow # 02105759-KA

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.
5441 Kietzke Lane, Suite 100

Reno, NV 89511

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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Douglas County
District Court Clerk

BOBIE R. WILLIAMS
CLERK

A. PONCE DEPUTY

1 Samantha Amato, Esq. (SBN 11508)
2 AMATO LAW
3 5470 Kietzke Lane, Suite 300,
4 Reno, NV 89511
5 Telephone (775) 313-0706
6 sam@amatolawfirm.com
7 Attorney for Petitioner

8 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
9 IN AND FOR THE COUNTY OF DOUGLAS

10 In the Matter of the Estate of:

CASE NO. 2021-PB-00078

11 SHARON LEE MISTAK

DEPT. NO. I

12 Deceased.

13 **ORDER CONFIRMING SALE OF REAL PROPERTY**

14 The Return and Petition of CASSANDRA DYBVIG, Special Administrator of the Estate of
15 SHARON LEE MISTAK, deceased, for confirmation of sale of the real property hereinafter
16 described, having come on regularly for hearing before this Court on **SEPTEMBER 21, 2021**, the
17 Court after examining the verified Return and Petition and reviewing the evidence, finds as follows:

- 18 1. That due notice of the hearing of such Petition has been given as required by law and that
- 19 all of the allegations of said Petition are true.
- 20 2. That said sale was legally made and fairly conducted; that notice of the time, place and
- 21 terms of the sale was given as prescribed by law.
- 22 3. That the heirs of the Estate have duly waived publication, notice and formal appraisal of
- 23 the subject property.
- 24 4. That said price is not disproportionate to the value of the property sold and it does not
- 25 appear that a sum exceeding such sale price by at least \$5,000.00 may be obtained.

26 *Therefore, based on the foregoing and good cause appearing,*

27 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the sale be made of the real
28 property described below to JUAN PEDROZA for the sum of Three Hundred Seventy-Five
Thousand Dollars (\$375,000.00), and the same is hereby confirmed; that the property
is more particularly described as follows:

1 Lot 740, as shown on the map of GARDNERVILLE RANCHOS UNIT
2 NO. 7, filed for record in the office of the County Recorder of Douglas
County, Nevada, on March 27, 1974, as Document No. 72456.

3 APN: 1220-22-310-143

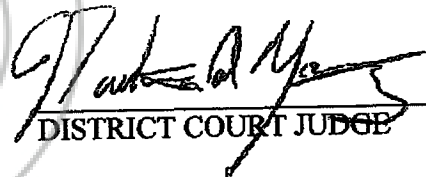
4 More Commonly Known as:
5 665 Long Valley Rd., Gardnerville, NV 89460

6 IT IS FURTHER ORDERED IT IS FURTHER ORDERED that the Personal Representative
7 of the Estate of SHARON LEE MISTAK, deceased, is hereby authorized and directed to pay, the
8 total brokerage commission of Five Percent (5%)- Three Percent (3%) to the listing agent and Two
9 Percent (2%) to the Purchasers' agent, in connection with this sale. The Estate is further hereby
10 authorized and directed to pay the owner's policy title insurance, one half (1/2) of escrow fees and
11 one half (1/2) State transfer tax, and buyer shall pay all other costs and expenses related to the sale.


12 IT IS HEREBY FURTHER ORDERED that SAMANTHA AMATO, ESQ., the attorney for
13 Petitioner shall cause notice of entry of this Order to be served by mail upon the interested persons
14 of the Estate and file timely proof of such service with this Court.

15 DATED this 21 day of September 2021.

16
17
18 IT IS SO ORDERED:


DISTRICT COURT JUDGE

19
20 Respectfully Submitted by:

21 
22 SAMANTHA AMATO, ESQ.
23 AMATO LAW
24 5470 Kietzke Lane, Suite 300,
Reno, NV 89511
Telephone (775) 313-0706

25 CERTIFIED COPY

26 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.

27 DATE 09/21/2021

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

28 By  Deputy