

DOUGLAS COUNTY, NV

2021-975949

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\$40.00 Pgs=3

10/25/2021 10:34 AM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-718-009
File No.:	1374262 KDJ
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stewart Title	
2310 S. Carson Street	
Carson City , NV 89701	

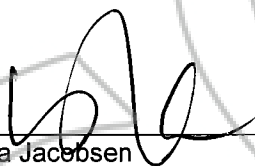
(for recorders use only)

Order to Confirm Sale of Real Property

(Title of Document)

Please complete Affirmation Statement below:

[*] I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)


Kayla Jacobsen

Escrow Officer
Title

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

ADLER & VILLANUEVA, LLC, 204 N. Minnesota Street, Suite A, Carson City, Nevada 89703

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Case No. 21-PB-00080

SEP 24 2021

Dept. No. I

Douglas County
District Court Clerk

FILED

2021 SEP 28 PM 2:03

BOBBIE R. WILLIAMS
CLERK

BY A. PONCE JTY

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

MICHAEL BARTLETT THINKER,

**ORDER TO CONFIRM SALE OF
REAL PROPERTY**

_____ deceased. /

The Petition to Confirm Sale of Real Property submitted by VICKI C. PETRICK, Executrix of the Estate of MICHAEL BARTLETT THINKER, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 28th day of September, 2021, the Court after examining the Petition and hearing the evidence finds:

1. Due notice of the hearing of Petition has been given as required by law and that all of the allegations of said Petition are true.
2. Said sale was legally made and fairly conducted and notice of the time, place and terms of the sale was given as prescribed by law NRS 148.220(2)(b). No objections have been made as to the sale of the estate's real property in accordance with NRS 155.190(1)(f).
3. Said property estimated value prior to said sale for \$299,900.00 and the sum offered is a fair price for said property.
4. Said sale is necessary in order that the proceeds thereof may be applied to provide cash proceeds for distribution of the estate to the heir as defined under NRS 134.060.

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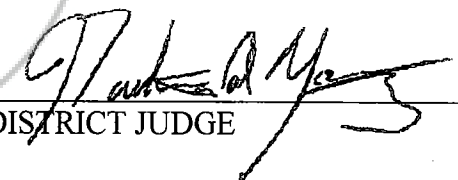
5. The sale price is a fair price for the property sold and it does not appear that a sum exceeding such sale price by at least \$5,000, has been obtained..

IT IS THEREFORE ORDERED that the sale so made of the real property located at 912 Garnet Court, Carson City, Nevada, A.P.N. 1420-07-718-009, held in the of MICHAEL BARTLETT THINKER shall be transferred to Everth Dennis Sarmiento and Brenda Carolina Sarmiento, for the sum for the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) be, and the same is hereby confirmed; that a particular description of said real property in the city of Carson City, County of Douglas, State of Nevada, is as follows:

Lot 75 as shown on the Official Map of RIDGEVIEW ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972, in Book 1272, Page 690, as Document No. 63503, Official Records.

IT IS FURTHER ORDERED that said Executrix of the Estate of MICHAEL BARTLETT THINKER, deceased, is hereby authorized and directed to pay the customary closing costs and prorations incident to said sale, any liens outstanding upon the property, and upon receipt of the purchase price aforesaid through such escrow said Executor is directed to execute appropriate conveyances in favor of said purchaser.

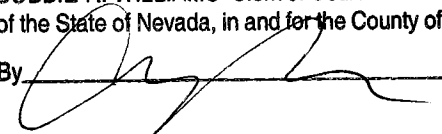
DATED this 28th day of September, 2021.


DISTRICT JUDGE

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 09/28/2021
BOBBIE R. WILLIAMS Clerk of Court

-2- of the State of Nevada, in and for the County of Douglas,
By  Deputy