

DOUGLAS COUNTY, NV

2022-979549

Rec:\$40.00

\$40.00

Pgs=4

01/07/2022 02:16 PM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-18-210-008
<b>File No.:</b>	1483523 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>When Recorded Mail To:</b>	
The Estate of Evan D. Jones	
P.O. Box 1683	
Minden, NV 89423	

**Amended Order Confirming Sale of Real Property and Payment of  
Costs NUNC PRO TUNC  
(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)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: \_\_\_\_\_  
(State specific law)



Signature

Escrow Officer

Title

Sherry Ackermann  
Print Signature

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)

RECEIVED

FILED

1 CASE NO. 2021-PB-00073

DEC 21 2021

2 DEPT. NO. II

Douglas County  
District Court Clerk

2022 JAN -6 AM 8:27

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

BOBBER R. WILLIAMS  
CLERK

M. CARNEY  
DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

8 In the Matter of the Estate

9 of

10 EVAN JONES,

12 Deceased.

**AMENDED ORDER CONFIRMING  
SALE OF REAL PROPERTY AND  
PAYMENT OF COSTS *NUNC PRO  
TUNC***

13 **THIS MATTER** came on before the Court on the 13<sup>th</sup> day of December, 2021, on the Petition  
14 of the Douglas County Public Administrator to Sell Real Property and Payment of Costs. Present in  
15 Court were STEPHEN WALSH, Douglas County Public Administrator, together with his counsel,  
16 MICHAEL SMILEY ROWE, ESQ. Good cause appearing, and having received no objections to the  
17 requests of the Public Administrator after due and proper notice of the Petition, and good cause  
18 appearing:  
19

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

23 **BE IT FURTHER ORDERED** that the Administrator is authorized to sell the real property  
24 of the Decedent located at 229 Sunflower Circle, also know as Lot 1 Kingsbury Acres #4, Stateline,  
25 Nevada 89449, to buyer James Gottula, upon the following terms:

26 ///

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  
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

1 Purchase price: \$690,000.00  
2 Deposit: \$5,000.00  
3 Escrow Costs: 50% Seller/50% Buyer  
4 Transfer Tax: 50% Seller/50% Buyer  
5 Appraisal Fee: Paid by Buyer  
6 Balance of Cash Down: \$145,000.00  
7 Title Insurance: Owner's Policy paid by Seller  
8 Lender's Policy paid by Buyer  
9 Offer is an "as is, court approved sale"; no warranties or guaranties.  
10 Buyers to pay for all inspections desired.

11 Bids or offers were invited for said property to and including 1:30 p.m. on 13 December 2021  
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 sale  
14 has been conducted in a legal and fair manner, and the amount of the offer attached to the Petition is not  
15 disproportionate to the value of the property.

16 **BE IT FURTHER ORDERED** that the Court approves the of payment of a real estate  
17 commission in an amount of 6% (six percent) to be paid to Dale Armstrong of RE/MAX Realty  
18 Affiliates.

19 ///

20 ///

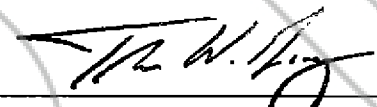
21 ///

22 ///

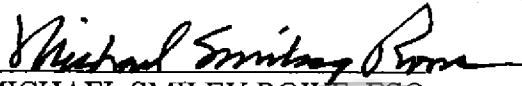
1 **BE IT FURTHER ORDERED** that the Court approves of the execution of such instruments  
2 of conveyance as are necessary to convey the Decedent's rights, title and interest in and to the real  
3 property and improvements to the proposed Buyer.

4 This an Order *Nunc Pro Tunc* clarifying that the Administrator is authorized to sell property to  
5 James Gottula and that payment of real estate commission in the amount of 6% is to be paid to Dale  
6 Armstrong of RE/MAX Realty Affiliates.  
7

8 DATED this 5 day of January, 2022  
9 ~~December, 2021~~

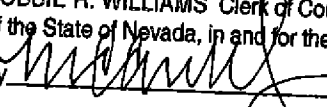
10   
11 THOMAS W. GREGORY  
12 DISTRICT JUDGE

13 *Submitted by:*

14   
15 MICHAEL SMILEY ROWE, ESQ.  
16 Nevada Bar Number 1374  
17 1638 Esmeralda  
18 Minden, Nevada 89423  
19 (775) 782-8141  
20 Attorney for the Petitioner  
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  
25 record in my office.

26 DATE 1-6-22  
27 BOBBIE R. WILLIAMS Clerk of Court  
28 of the State of Nevada, in and for the County of Douglas,  
By  Deputy

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