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1 CASE NO. 2021-PB-00045

FEB 28 2022

2 DEPT. NO. II

Douglas County  
District Court Clerk

2022 FEB 28 PM 2:31

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

ROSE R. WILLIAMS  
CLERK

BY M. CARNEY  
SECURITY

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 Guardianship of the  
10 Person and Estate of

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

11 ANNETTE JONES,

12 Proposed Adult Protected Person.

13  
14 **THIS MATTER** came on before the Court on the 28<sup>th</sup> day of February, 2022, on the Petition  
15 of the Douglas County Public Guardian to Sell Real Property and Payment of Costs. Present in Court  
16 were NICOLE THOMAS, Douglas County Public Guardian, together with her counsel, MICHAEL  
17 SMILEY ROWE, ESQ. Good cause appearing, and having received no objections to the requests of the  
18 Public Administrator after due and proper notice of the Petition, and good cause 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" and to the Guardian'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 Guardian is authorized to sell the real property of the  
24 Decedent located at 1551 Lombardy Road, Gardnerville, Nevada 89410 upon the following terms:  
25

26 ///

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

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Purchase price: \$825,000.00  
Deposit: \$20,000.00  
Escrow Costs: 50% Seller/50% Buyer  
Transfer Tax: 50% Seller/50% Buyer  
Appraisal Fee: Paid by Buyer  
Balance of Cash Down: \$805,000.00  
Title Insurance: Owner's Policy paid by Seller  
Offer is an "as is, court approved sale"; no warranties or guaranties.  
Buyers to pay for all inspections desired.  
Escrow to close on or before March 8, 2022.

Bids or offers were invited for said property to and including 1:30 p.m. on 28 February 2022 but no one appeared or offered \$5,000.00 more than the purchase price offered.

**BE IT FURTHER ORDERED** that the Court finds that good reason exists for the sale, the sale has been conducted in a legal and fair manner, and the amount of the offer attached to the Petition is not disproportionate to the value of the property.

**BE IT FURTHER ORDERED** that the Court approves the of payment of a real estate commission in an amount of 6% (six percent) of the selling price. 3 (three percent) to be to be paid to Jen Almeida of Intero Real Estate Services and 3% (three percent) to be paid to Chase International.

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

DATED this 28 day of February, 2022.



THOMAS W. GREGORY  
DISTRICT COURT JUDGE

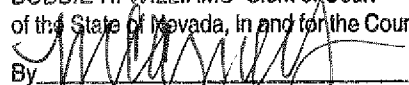
*Respectfully submitted by:*



MICHAEL SMILEY ROWE, ESQ. #1374  
P.O. Box 2080, Minden, Nevada 89423  
(775) 782-8141  
Attorney for Petitioner

**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 2-28-22  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy