

APN# 1419-12-511-016

Recording Requested by/Mail to:

Name: FATCO

Address: 1663 US HWY 395 STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: The Estate of Edward R. Brazzanovich

Address: 1695 Pakwee Lane

City/State/Zip: Reno NV 89510

ORDER APPROVING & CONFIRMING SALE

**Title of Document** (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1 Case No.: 19-PB-0085  
2 Dept. No.: I

**RECEIVED**  
**APR - 6 2022**  
Douglas County  
District Court Clerk

**FILED**  
2022 APR - 8 AM 11:46  
BOBIE R. WILLIAMS  
CLERK  
BY **M. CARNEY** JTY

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

9 \* \* \* \* \*

10 In the Matter of the Estate of  
11 EDWARD R. BRAZZANOVICH,  
12 Deceased.

13  
14 **ORDER APPROVING AND CONFIRMING SALE OF REAL PROPERTY**

15 The verified Petition of Xenia Andrews and Sable Andrews-Johnson, Personal  
16 Representatives of the estate of Edward R. Brazzanovich, deceased, for Confirmation  
17 of Sale of Real Property having come on regularly for hearing, and the Court having  
18 examined said petition and the evidence, and Notice of Hearing having been given as  
19 required by law, and the facts in said Petition being true, the Court grants the Petition  
20 as hereafter provided.

21 IT IS ORDERED, ADJUDGED AND DECREED BY THIS COURT:

- 22 1. That there remains in the estate of the decedent the real property located  
23 at 3548 Cherokee Drive, Carson City, Nevada, APN: 1419-12-511-016;  
24 2. That the real property has been appraised within one year of the sale;  
25 3. That the sale of the real property located at 3548 Cherokee Drive,  
26 Carson City, Nevada, APN: 1419-12-511-016, which is more particularly described as  
27 follows:  
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Lot 32 as shown on the map of VALLEY VIEW SUBDIVISION UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on April 6, 1964 as Document No. 24786.

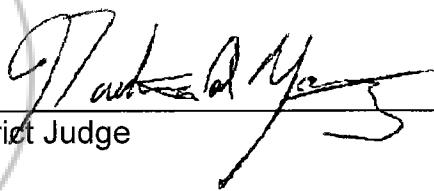
to Jumbled Hills LLC, or its assigns, for the purchase price of Four Hundred Five Thousand Dollars (\$405,000.00) pursuant to the terms and conditions set forth in the Residential Offer and Acceptance Agreement is hereby confirmed, ratified and approved;

4. That the real property has been appraised within one year of the sale;

5. That the seller shall pay for an Owner's Policy of Title Insurance; that the broker's commission shall be 3% to the buyer's broker and 3% to the seller's broker; that escrow fees and transfer taxes shall be paid 50% by buyer and 50% by seller; and

6. That the Personal Representatives are directed to complete the sale and conveyance of the real property to the buyer in accordance with the terms of the Residential Offer and Acceptance Agreement entered into between the buyer and seller subject to the foregoing terms and conditions.

IT IS SO ORDERED this 8 day of April, 2022.

  
\_\_\_\_\_  
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 4-8-22

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

By  Deputy