

DOUGLAS COUNTY, NV

2022-985782

Rec:\$40.00

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STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

A.P.N. No.:	1420-18-113-003
File No.:	1706023 AMG
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stewart Title Company	
2310 S Carson St STE 5A	
Carson City NV 89701	

(for recorders use only)

Amended Order Confirming Sale of Real Property


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 Assistant

 Title

Annette Claypool
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)

1 William F. Heckman, Esq.
2 Nevada Bar Number 3072
3 415 W. Second Street
4 Carson City, NV 89703
5 (775) 841-5888

6 *Attorney for Petitioner*

REC'D & FILED
2022 MAY 24 AM 11:00
AUBREY ROWLATT
CLERK
BY COOPER
DEPUTY

7 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
8 IN AND FOR CARSON CITY

9 In the Matter of the Estate of:

10 CLAYTON BURNS,

11 Deceased.

Case No.: 22 PBT 00001 1B

Dept. No.: I

12
13 **AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY**

14 The Petition of MICHAEL BERTRAND, Personal Representative of the Estate of
15 CLAYTON BURNS, deceased, for confirmation of sale of the real property hereinafter
16 described, having come on regularly for hearing before this Court on May 2, 2022, the
17 Court after examining the verified Petition and reviewing the evidence, finds as follows:

18 1. That due notice of the hearing of such Petition has been given as required
19 by law and that all of the allegations of said Petition are true.

20 2. That said sale was legally made and fairly conducted; that notice of the
21 time, place, and terms of the sale was given as prescribed by law.

22 3. That there is an Oath of Selected real estate Agent and Appraisalment on file
23 herein and that the sum offered represented the fair market value of the property sold.

24 4. That said sale price is not disproportionate to the value of the property sold
25 and it does not appear that a sum exceeding such sale price by at least **Five Thousand**
26 **Dollars (\$5,000.00)** may be obtained.

1 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the sale so made
2 of the real property described below to Hidden Lake Properties, Inc. and Zenorina
3 Hernandez, for the sum of Three Hundred Eighty Five Thousand Dollars (\$385,000.00),
4 payable in cash, be, and the same is hereby confirmed; that the property located at 3386
5 Vista Grande Blvd, Carson City, Nevada, and is more particularly described as follows:

6 "File No.: 1637686

7 All that certain real property situate in the County of Douglas, State of
8 Nevada, described as follows:

9 Lot 145 of Block B as shown on the plat of SILVERADO HEIGHTS NO.
10 2, according to the map thereof, filed in the office of the County Recorder
11 of Douglas County, State of Nevada, on June 20, 1979, in Book 679, Page
12 1486, as File No. 33717, and as amended by Certificate of Amendment,
13 recorded December 20, 1994, in Book 1294, Page 2904, as File No.
14 352879, of Official Records.

15 APN: 1420-18-113-003 "

16 IT IS FURTHER ORDERED that said Personal Representative of the Estate,
17 MICHAEL BERTRAND, is hereby authorized and directed to pay those certain customary
18 closing costs and prorations incident to such sale as are described in the sales agreement
19 through a proper escrow established for such purposes, and upon receipt of the purchase
20 price aforesaid through such escrow the Personal Representative is authorized and directed
21 to execute appropriate conveyances in favor of said purchaser to be delivered through such
22 escrow.

23 Dated this 24th day of May, 2022.

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DISTRICT JUDGE

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

Date:
Aubrey Rowlett, City Clerk and Clerk of the First Judicial District Court of the State of Nevada, in and for Carson City.

By Deputy
Per NRS 239 Sec. 6 the SSN may be redacted, but in no way affects the legality of the document.

