

DOUGLAS COUNTY, NV

2022-986324

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\$40.00 Pgs=3

06/15/2022 09:19 AM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1022-09-002-035
<b>File No.:</b>	1641475 sa
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>When Recorded Mail To:</b>	
The Estate of Ruben Valdez Negrete	
2685 Buckboard Court	
Minden, NV 89423	

(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)

-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)

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

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Case No. 22-PB-00026

Dept. No. I

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Douglas County  
District Court Clerk

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2022 JUN 14 PM 1:57

GROVER R. WILLIAMS  
CLERK

BY M. CARNEY

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

RUBEN VALDEZ NEGRETE,  
deceased.

**ORDER TO CONFIRM SALE OF  
REAL PROPERTY**

The Petition to Confirm Sale of Real Property submitted by ERIC NEGRETE, Executor of the Estate of RUBEN VALDEZ NEGRETE, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 14<sup>th</sup> day of June, 2022, 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 \$333,593.00 and the sum of \$360,000.00 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 heirs as defined under NRS 134.060.

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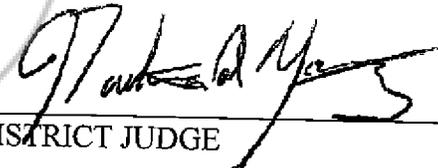
5. The sale price is a fair price for the property sold and it does not appear that a sum exceeding such sale price by at least \$5,000, has been obtained..

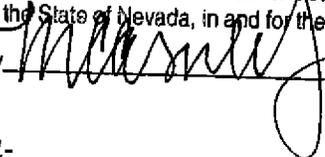
IT IS THEREFORE ORDERED that the sale so made of the real property located at 3660 Slate Road, Wellington, Nevada, A.P.N. 1022-09-002-035, held in the of Ruben Valdez Negrete shall be transferred to George Dupuy and Judith Dupuy, for the sum for the sum of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00) be, and the same is hereby confirmed; that a particular description of said real property in the city of Wellington, County of Douglas, State of Nevada, is as follows:

Lot 30, in Block O, as shown on the map entitled Topaz Ranch Estates, Unit No. 4, filed for record November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

IT IS FURTHER ORDERED that said Executor of the Estate of RUBEN VALDEZ NEGRETE, 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 14<sup>th</sup> day of June, 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 6-14-22  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy