

DOUGLAS COUNTY, NV

2022-988152

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\$40.00 Pgs=4

08/04/2022 02:43 PM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

A.P.N. No.:	1220-15-210-026
File No.:	1712791 sa
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stephen Walsh, Douglas County Administrator	
P.O. Box 1683	
Minden, NV 89423	

(for recorders use only)

**Order Confirming Sale of Real Property and Payment of Costs
(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)

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JUL 18 2022

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1 CASE NO. 2022-PB-00013

2 DEPT. NO. II

Douglas County
District Court Clerk

2022 JUL 18 PM 2:36

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

BOBBIE R. WILLIAMS
CLERK

G. WALKER DEPUTY

5
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

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

10 LOUIS DOBSON GUNDELL,

11 Deceased.

12
13 **THIS MATTER** came on before the Court on the 18th day of July, 2022, on the Petition of the
14 Douglas County Public Administrator to Sell Real Property and Payment of Costs. Present in Court were
15 STEPHEN WALSH, Douglas County Public Administrator, together with his counsel, MICHAEL
16 SMILEY ROWE, ESQ. Good cause appearing, and having received no objections to the requests of the
17 Public Administrator after due and proper notice of the Petition, and good cause appearing:

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

21 **BE IT FURTHER ORDERED** that the Administrator is authorized to sell the real property
22 of the Decedent located at 1415 S. Riverview Drive, Gardnerville, Nevada 89460, to buyer Austin Tru
23 Kuenzi, upon the following terms:
24

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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1 Purchase price: \$455,000.00
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: \$86,000.00; new loan \$364,000.00; 30 year term;
7 5.75% interest
8 Title Insurance: Owner's Policy paid by Seller
9 Lender's Policy paid by Buyer
10 Offer is an "as is, court approved sale"; no warranties or guaranties.
11 Buyers to pay for all inspections desired.
12 Escrow to close on or before August 4, 2022

13 **BE IT FURTHER ORDERED** Bids or offers were invited for said property to and including
14 1:30 p.m. on 18 July 2022. No one has appeared to bid on the property in an amount of at least \$5,000.00
15 greater than the offer. The Court accepted the offer of \$455,000.00 from Austin Tru Kuenzi.

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

19 **BE IT FURTHER ORDERED** that the Court approves the of payment of a real estate
20 commission in the amount of 5% (five percent) of the selling price. 2.5% to be to be paid to RE/MAX
21 Realty Affiliates as seller's agent and 2.5% to be paid to RE/MAX Realty Affiliates as buyer's agent.

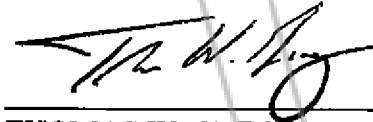
22 **BET IT FURTHER ORDERED** that the Court finds that the property has been subject to a
23 Deed Upon Death recorded on 20 December 2017 to the Veteran's Guest House located at 880 Locust
24 Street, Reno, Nevada 89502-0948 and that the Veteran's Guest House relinquishes all interest to the
25 property in lieu of proceeds.

26 ///

27 ///

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 DATED this 18th day of July, 2022.



THOMAS W. GREGORY
DISTRICT JUDGE

5 *Submitted by:*



6 MICHAEL SMILEY ROWE, ESQ.
7 Nevada Bar Number 1374
8 1638 Esmeralda Ave., Minden, Nevada 89423
9 (775) 782-8141
10 Attorney for the Petitioner
11

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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 July 18, 2022

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

By C. W. Allen Deputy