

A.P.N. No.:	1320-30-212-009
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The Estate of Lucille R LeGette	
P.O. Box 2377	
Minden, NV 89423	

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**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)

MBauman _____ Escrow Officer
Signature Title

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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Douglas County
District Court Clerk

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BOBBIE R. WILLIAMS
CLERK

BY C. WALKER DEPUTY

1 CASE NO. 2022-PB-00068

2 DEPT. NO. I

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

5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 In the Matter of the Estate

10 of

11 RITA LUCILLE LeGETTE,

12 Deceased.

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

13 _____ /
14 **THIS MATTER** came on before the Court on the 1st day of November, 2022, on the Petition
15 of the Personal Representative to Sell Real Property and Payment of Costs. Present in Court were
16 MICHAEL SMILEY ROWE, ESQ, counsel for the Personal Representative. Good cause appearing, and
17 having received no objections to the requests of the Personal Representative after due and proper notice
18 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 Executrix'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 Personal Representative is authorized to sell the real
24 property of Rita Lucille LeGette, also known as Lucille R. Legette, the Decedent, located at 1766 Clover
25 Court, Minden, Nevada 89423 upon the following terms to Rebecca Munson:
26
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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 Avenue
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(775) 782-8141

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1 Purchase price: \$400,000.00
2 Deposit: \$2,000.00
3 Escrow Costs: Paid by Seller
4 Transfer Tax: Paid by Seller
5 Appraisal Fee: \$400.00
6 Balance of Cash Down: \$398,000.00
7 Title Insurance: Owner's Policy paid by Seller

8 Offer is an "as is, court approved sale"; no warranties or guaranties.
9 Buyers to pay for all inspections desired.
10 Escrow to close on or before November 3, 2022.

11 Bids or offers were invited for said property to and including 1:30 p.m. on 1 November 2022
12 but no one appeared or offered five percent (5%) more that the purchase price offered.

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

16 **BE IT FURTHER ORDERED** that the Court approves the payment of a real estate
17 commission to Seller's Agent in the amount of 2%, 30% of that 2% commission to the Seller's Agent
18 to Ideal Agent for referral fees, of the accepted price to be paid to Intero Real Estate, and to Buyer's agent
19 in an amount 2.5% of the accepted price to be paid to RE/MAX Realty Affiliates.

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