

A.P.N. No.:	1220-22-110-089
File No.:	1857765 sa
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Frank Nieto Administrator of the Estate for Eugene Domenico and Antoinette Domenico	
1013 Dresslerville RD	
Gardnerville NV, 89460	

(for recorders use only)

Order Approving Petition for Approval and Confirmation of 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)

Cynthia Haggard

 Signature

Escrow Assistant

 Title

Cynthia Haggard
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)

FILED

1 CASE NO.: 2022-PB-00116

RECEIVED

2 DEPT. NO.: I

DEC - 6 2022

22 DEC -6 P2:22

Douglas County
District Court Clerk

BEBBIE R. WILLIAMS
CLERK

BY M. CARNEY DEPUTY

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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 OF)
10 EUGENE DOMENICO and ANTOINETTE)
11 DOMENICO,)
12 Deceased.)
13 _____)

ORDER APPROVING
PETITION FOR APPROVAL
AND CONFIRMATION OF SALE
OF REAL PROPERTY

14
15 The verified Petition for Approval and Confirmation of Sale of Real Property of Frank Nieto,
16 Administrator of the Estate of Eugene Domenico and Antoinette Domenico,, Deceased, for the
17 approval and confirmation of the sale of a parcel of real property located at 764 Lassen Way,
18 Gardnerville, Douglas County, Nevada 89460, came on regularly for hearing on December 6, 2022.
19 The sales price of the real property is FOUR HUNDRED EIGHTY THOUSAND AND NO/100
20 DOLLARS (\$480,000.00), all of which is payable in cash at the close of escrow.

21 On proof duly made to the satisfaction of the Court, the Court now finds the following:

- 22 1. Notice of the hearing was given as required by law.
23 2. A Notice of Sale was published in the manner required by NRS 148.220. A Proof of
24 Publication was previously filed with the Court.
25 3. The Real Property was valued as of May 25, 2022, for FIVE HUNDRED
26 THOUSAND AND NO/100 DOLLARS (\$500,000.00)
27 4. 4. The sale price is within 96% of the appraised value.
28 5. The Court opened the bidding to determine if there were any interested buyers in the
courtroom. There being none, the Court closed the bidding.

1 6. Title to the real property is to be transferred subject to any lien for real property taxes
2 and covenants, conditions and restrictions, rights-of-way, and easements of record encumbering the
3 real property. Rents, if any, real property taxes and other expenses of the real property are to be
4 prorated as of the close of escrow. The estate is to be responsible for payment of the premium of a
5 policy of title insurance insuring Buyer's title to the real property for one-half (1/2) of all escrow fees
6 and other normal closing costs. The terms for the sale of the real property are evidenced by a
7 Standard Purchase Agreement which was marked as Exhibit "1", attached to the Petition for
8 Approval and Confirmation of Sale of Real Property and made a part thereof.

9 7. The real property sold is commonly described as 764 Lassen Way, Gardnerville,
10 Douglas County, Nevada 89460, the legal description of which is as follows:

11 Lot 137, as shown on the Official Map of Gardnerville Ranchos Unit No. 5, filed for
12 record on November 4, 1970, in the Office of the County Recorder of Douglas County,
13 Nevada, as Document No. 50056.
14 APN: 1220-22-110-089

15 The real property being sold includes all tenements, hereditaments and appurtenances of the
16 real property, the rents, issues and profits thereof, and all fixtures located on the property.

17 8. 5. The Real Property was the personal residence of the Decedents. The
18 Decedents were married and had no children. The Petitioner is the brother of Antoinette Domenico
19 and believes the sale of the Real Property is for the advantage, benefit and in the best interests of the
20 estate and the heirs as the property is currently subject to a reverse mortgage with a lender that will
21 take ownership of the property unless it is sold for the benefit of the heirs.

22 BASED UPON THE ABOVE, the Court hereby orders the following:

23 A. That the sale of the Real Property to William John Floering for FOUR HUNDRED
24 EIGHTY THOUSAND AND NO/100 DOLLARS (\$480,000.00) payable in cash, is approved and
25 confirmed.

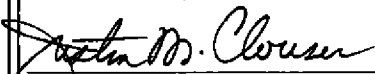
26 B. That the Petitioner is ordered to consummate the sale within ten (10) days pursuant to
27 the terms described herein and the additional terms described in the Standard Residential Purchase
28 Agreement; and

1 C. Upon the close of escrow for the sale, the Petitioner shall execute and deliver a deed
2 conveying right, title and interest of the estate in the Real Property to Jeffrey Jones, a single person.

3
4 DATED this 12 day of December, 2022

5
6 
7 NATHAN TOD YOUNG
8 DISTRICT JUDGE

9 Submitted by:

10 
11 Justin M. Clouser, Esq.
12 1669 Lucerne Street, Ste A
13 Minden, NV 89423
14 (775) 782-2888

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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 12-10-2022

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

By  Deputy