

APN# 1419-12-511-008

DOUGLAS COUNTY, NV

2023-1001157

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\$40.00 Pgs=3

10/04/2023 02:54 PM

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

Recording Requested by:

Name: Toiyabe Title

Address: 5496 Reno Corporate Drive

City/State/Zip: Reno, NV 89511

When Recorded Mail to:

Name: Elizabeth Benz-Rosenberg

Address: 4525 W Twain Ave SPC 105

City/State/Zip: Las Vegas, NV 89103

Mail Tax Statement to:

Name: Elizabeth Benz-Rosenberg

Address: 4525 W Twain Ave SPC 105

City/State/Zip: Las Vegas, NV 89103

(for Recorder's use only)

Order Confirming Sale of Real Property

(Title of Document)

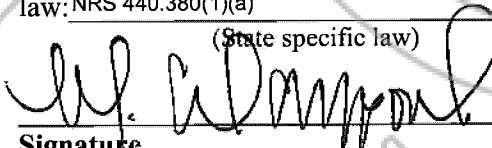
Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information 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 personal information of a person or persons as required by law: NRS 440.380(1)(a)

(State specific law)


Signature

Escrow Officer

Title

Madison Claypool

Printed Name

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.

1 JENNIFER M. MAHE, ESQ.
2 State Bar No. 9620
3 MAHE LAW, LTD.
4 707 N. Minnesota Street, Suite D
5 Carson City, NV 89703
6 Phone: (775) 461-0992
7 Facsimile: (775) 461-0993
8 Email: jmahe@mahelaw.com

RECEIVED
SEP 26 2023
Douglas County
District Court Clerk

FILED
23 SEP 26 P 1:41
BOBBIE WILLIAMS
CLERK
BY E.A. WILLIAMS DEPUTY

9 Attorneys for Petitioner,
10 ELIZABETH BENZ-ROSENBERG

11 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
12 IN AND FOR THE COUNTY OF DOUGLAS

13 In the Matter of the Estate of Case No. 2023-PB-00044
14 RICHARD WAYNE OGLE, Dept. No. I
15 Deceased.

16 **ORDER CONFIRMING SALE OF REAL PROPERTY**

17 The Petitioner, ELIZABETH BENZ-ROSENBERG, by and through her attorneys, MAHE
18 LAW, LTD., having filed herein with the Clerk of the Court a Petition for Approval, Confirmation
19 and Ratification of Sale of Real Property (“Petition”), and a hearing thereon having been had in open
20 Court on September 26, 2023, due notice of which was proved; and no person objecting; and the
21 Court having reviewed the evidence, read the papers, and finding that the facts alleged in said
22 Petition are true and correct, and that said Petition should be granted.

23 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

24 1. That the Decedent, RICHARD WAYNE OGLE, died on December 2, 2022, in
25 Carson City, Nevada. At the date of his death, the Decedent was a resident of Douglas County,
26 Nevada.

27 2. That the Decedent owned real property in the State of Nevada located 3589 Cherokee
28 Drive, Carson City, Nevada, and more particularly described as follows:

Lot 8, as shown on the Map of VALLEY VIEW SUBDIVISION UNIT NO. 2,
filed in the office of the County Recorder of Douglas County, State of Nevada,
on April 6, 1964, as Document No. 24786.

Assessor’s Parcel No. 1419-12-511-008.

1 3. That the Personal Representative has entered into a purchase agreement for the sale
2 of the real property, attached to the Petition as Exhibit "4" and incorporated herein by this reference,
3 on the following terms and conditions:

4 **Buyer:** Home Buyers Solution, LLC

5 **Payment and Purchase Price:** \$415,000.00 with \$10,000.00 being paid as an earnest
6 money deposit and the remainder being all due and
7 payable at closing

8 **Division of Fees, Costs, Commission and Net Proceeds:** Escrow fees and transfer tax and
9 to be split equally; Seller to pay for real estate commissions and a Standard owner's policy of title
10 insurance; Buyer to pay for all inspections; net proceeds to be distributed to Seller.

11 4. At the hearing, the Court called for overbids at \$5,000.00 or higher, and there were
12 none.

13 5. That the statutory requirements for prior Court approval to execute a contract,
14 appraisal of the real property prior to the sale, publication of the sale of the real property and other
15 mandates pertaining to the confirmation of sale of real property are hereby waived.


16 6. That the Personal Representative is hereby authorized to complete the sale by selling
17 and conveying the real property on the terms and conditions set forth herein and in accordance with
18 the purchase agreement attached to the Petition as Exhibit "4" and said sale is hereby approved,
19 confirmed and ratified.

20 IT IS SO ORDERED.

21 Dated this 26 day of September, 2021.

22
23 
DISTRICT JUDGE

24 Respectfully Submitted By:
25 MAHE LAW, LTD.
707 N. Minnesota St., Suite D
Carson City, NV 89703

26 By: 
27 JENNIFER M. MAHE, ESQ.
Nevada State Bar No. 9620
Attorneys for Petitioner,
28 ELIZABETH BENZ-ROSENBERG

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 9-26-23
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas.

By  Deputy