

DOUGLAS COUNTY, NV

2023-993023

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: **1420-08-210-031**

Escrow No.: **22027351-ES**

Recording Requested By:

Macy Miner

117 Sussex Place

Carson City, NV 89703

When Recorded Return to:

Macy Miner

117 Sussex Place

Carson City, NV 89703

Mail Tax Statements to:

Jaime C Salas and Hilda Ramirez

PO Box 7823

South Lake Tahoe, CA 96158

SPACE ABOVE FOR RECORDERS USE

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 social security number of any person or persons. (Per NRS 239B.030)

SIGNATURE

ESCROW OFFICER
TITLE

LIZ SVENNINGSSEN

Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

SPACE BELOW FOR RECORDER

RECEIVED

FILED

1 Case No. 2021 PB 00111

NOV 14 2022

2 Dept. No. I

Douglas County
District Court Clerk

22 08 -6 P1:58

3 The undersigned affirms that this document DOES NOT contain the social
4 security number, driver's license number, identification card number,
5 complete financial account number with accompanying password and/or pin.

BOBBIE T. WILLIAMS
CLERK
BY E.A. WILLIAMS PUTY

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9 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
10 IN AND FOR THE COUNTY OF DOUGLAS

11
12 IN THE MATTER OF THE ESTATE
13 OF
14 RONALD HATCH,

15 Deceased.
16 _____

17
18 **ORDER CONFIRMING SALE OF REAL PROPERTY**

19 MACY MINER, Administrator of the Estate of RONALD HATCH, deceased
20 (hereinafter referred to as "decedent"), by and through her attorneys, ALLISON MacKENZIE,
21 LTD., having filed with the Court a Petition for Confirmation of Sale of Real Property (hereinafter
22 "Petition"), and the Court having reviewed the evidence, read the papers, considered the matter, and
23 after a hearing in Open Court, and good cause appearing therefor,

24 That RONALD HATCH, deceased, left a certain parcel of real property in the State
25 of Nevada subject to the jurisdiction of this Court located at 990 Ridgeview Drive, Carson City,
26 Nevada 89705, APN 1420-08-210-031. The Administrator, MACY MINER, received an offer on the
27 property and asked the Court to approve said sale, subject to higher bidding at the time of the Court.

28 That said property is formally described, as follows:

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

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Lot 29 in Block E, of the FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 1 as Document No. 338607.

(Pursuant to NRS 111.312, this legal description was previously recorded on May 14, 2010, as Document Number 763738, Official Records of Douglas County, Nevada).

That pursuant to NRS 148.220, a Notice of Sale of real property was published in a newspaper in the county where the real property is located for two (2) weeks, being three (3) publications, one (1) week apart, before the day of the sale. Petitioner provided proof of such publication, and no other bidders were present to place a bid on the subject property, despite the Court opening the hearing to additional bids for the property.

Petitioner was appointed as Administrator of this Estate on or about August 30, 2022. Said appointment followed the death of the previous administrator of the estate, RYAN HATCH. Prior to Petitioner's appointment, a Comparative Market Analysis was filed with the Court on or about April 5, 2022. As indicated therein, the Comparative Market Analysis set the value for the property at approximately Four Hundred Sixty Thousand and No/100 Dollars as of the decedent's date of death, being June 16, 2021. That since such time, and due to a downturn in the real estate market in the northern Nevada area, Petitioner obtained a second Comparative Market Analysis from Caraway Homes Team at Valley Realty and Management detailing the current market value of the Property between \$359,754 and \$382,006. Attached as EXHIBIT 1 to the Petition is a letter from Caraway Homes Team at Valley Realty and Management setting forth the reasonableness of the existing offer in today's market. That upon no higher bidders being present, Petitioner is authorized to confirm the sale of the property with the proposed buyer of the real property at the sales price of Three Hundred Sixty-Five Thousand and No/100 Dollars (\$365,000.00) on the terms as set forth in that Residential Offer and Acceptance Agreement attached to the Petition for Confirmation of the Sale.

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NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED,
as follows:

1. That all notices as required by law have been given, and there has been no objection made.

2. That the sale of the real property described below is confirmed, approved, and ratified to the Buyer, JAIME C. SALAS and HILDA RAMIREZ, in consideration of a purchase price of \$365,000.00, payable to the appropriate title company acting as the escrow agent.

That the real property located at 990 Ridgeview Drive, Carson City, Nevada 89705, APN: 1420-08-210-031, is more particularly described as follows:

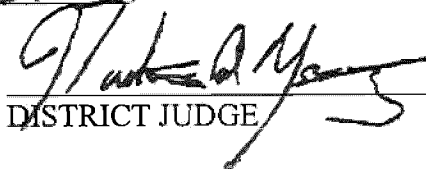
Lot 29 in Block E, of the FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 1 as Document No. 338607.

(Pursuant to NRS 111.312, this legal description was previously recorded on May 14, 2010, as Document Number 763738, Official Records of Douglas County, Nevada).

3. Upon receipt of the funds from the Buyer, the Title Company acting as the escrow agent shall pay the normal and customary costs associated with a real estate closing as provided in the Agreement, and the remainder of the funds shall be distributed to the Administrator and deposited into the estate bank account until the estate is in a position to be closed.

IT IS SO ORDERED.

DATED this 6 day of December, 2022.

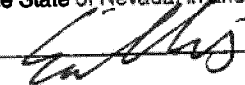

DISTRICT JUDGE

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 12-6-22

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

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By  Deputy