

APN# 1220-01-001-052

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: The Estate of Walter John Chartier aka Walter J. Chartier

Address: 18161 Fish Springs Road

City/State/Zip: Gardnerville, NV 89410

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

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

E. TOBIAS

Printed Name

This document is being (re-)recorded to correct document # _____ and is correcting

1 CASE NO.: 2022-PB-00139

2 DEPT. NO.: II

RECEIVED

MAR 20 2023

Douglas County
District Court Clerk

FILED

2023 MAR 20 PM 1:38

DOBBIE R. WILLIAMS
CLERK

F. SHOEMAKER
BY _____

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 WALTER JOHN CHARTIER,)

11 Deceased.)

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

12 _____)
13 The verified Petition for Approval and Confirmation of Sale of Real Property of Gabriel
14 Bourbeau, Administrator of the Estate of Walter John Chartier, Deceased, for the approval and
15 confirmation of the sale of a parcel of real property located at 1871 Fish Springs Road, Gardnerville,
16 Douglas County, Nevada 89410, came on regularly for hearing on March 20, 2023. The sales price
17 of the real property is ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS
18 (\$1,200,000.00), all of which is payable in cash at the close of escrow.

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

- 20 1. Notice of the hearing was given as required by law.
- 21 2. A Notice of Sale was published in the manner required by NRS 148.220. A Proof of
22 Publication was previously filed with the Court.
- 23 3. The Real Property was valued by Sam Whiteside of RE/MAC Realty Affiliates on
24 December 14, 2022, for ONE MILLION ONE HUNDRED NINETY THOUSAND AND NO/100
25 DOLLARS (\$1,190,000.00).
- 26 4. The sale price is in excess of the valuation.
- 27 5. The Court opened the bidding to determine if there were any interested buyers in the
28 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 1871 Fish Springs Road,
10 Gardnerville, Douglas County, Nevada 89410, the legal description of which is as follows:

11 Parcel 10-G as shown on Parcel Map #3 for K.D.T. Inc., being a division of Parcel 10 on
12 Land Division Map for G.S.F. Development Co. as Document No. 34176, filed for record
13 in the office of the Douglas County Recorder, State of Nevada on May 31, 1995 in Book
14 595, Page 4986 as Document No. 363200, Official Records.
15 APN: 1220-01-001-052

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

18 8. The Real Property was the personal residence of the Decedent. The Decedent was not
19 married and had no children. The Petitioner is the friend of the decedent and believes the sale of the
20 Real Property is for the advantage, benefit and in the best interests of the estate and the heirs, none of
21 whom live here.


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

23 A. That the sale of the Real Property to John F. Roe and Alice June Roe, husband and
24 wife, for ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS
25 (\$1,200,000.00) payable in cash, is approved and 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 John F. Roe and Alice June
3 Roe, husband and wife.

4
5 DATED this 20th day of march, 2023

6
7 
8 THOMAS W. GREGORY
9 DISTRICT JUDGE

10 Submitted by:


11 
12 Justin M. Clouser, Esq.
13 1669 Lucerne Street, Ste A
14 Minden, NV 89423
15 (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 March 20, 2023
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas.

By  Deputy