

APN # 1320-33-816-070

Escrow # 02300902-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.  
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

ORDER CONFIRMING SALE OF REAL  
PROPERTY AND PAYMENT OF COST

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(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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Douglas County  
District Court Clerk

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2023 MAY -8 PM 1:34

BOBBIE R. WILLIAMS  
CLERK

BY K. WILFERT DEPUTY

1 CASE NO. 2022-PB-00181

2 DEPT. NO. II

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

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

11 DAVID MARTIN ALLEN,

12 Deceased.

13 \_\_\_\_\_ /  
14 **THIS MATTER** came on before the Court on the 8<sup>th</sup> day of May, 2023, on the Petition of the  
15 Personal Representative to Sell Real Property and Payment of Costs. Present in Court were MICHAEL  
16 SMILEY ROWE, ESQ, counsel for the Personal Representative. Good cause appearing, and having  
17 received no objections to the requests of the Personal Representative after due and proper notice of the  
18 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 Personal Representative's Request to Confirm the  
22 Sale of Real 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 David Martin Allen, the Decedent, located at 1351 Chichester Drive, Gardnerville, Nevada,

25  
26 ///

27  
28 ///

Mailing Address  
P.O. Box 2080  
Minden, NV 89423  
Facsimile (775)782-3685

Law Office of Michael S. Rowe  
Attorney At Law

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1 89410; Douglas County Assessor's Parcel No: 1320-33-816-070; described as: Lot 13, Block B, A set  
2 forth on Final Subdivision Map No. 1006-11 for Chichester Estates, Phase 11, filed in the Office of the  
3 County Recorder of Douglas County, Nevada and recorded December 27, 2022 in Book 1202, Page  
4 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book  
5 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, Nevada, to Renate  
6 Fry, a married woman as her sole and separate property, and Chris Fry, a single man as joint tenants, upon  
7 the following terms:  
8

9	Purchase price:	\$630,000.00
10	Deposit:	\$15,000.00
11	Escrow Costs:	50% Seller/50% Buyer
12	Transfer Tax:	50% Seller/50% Buyer
13	Appraisal Fee:	Paid by Seller
14	Balance of Cash Down:	\$615,000.00
15	Title Insurance:	Owner's Policy paid by Seller

16 Offer is a "court approved sale"; no warranties or guaranties.  
17 Buyers to pay for all inspections desired.  
18 Escrow no.: 02300902RLT to close within 10 days of court approval.

19 Bids or offers were invited for said property to and including 1:30 p.m. on 8 May 2023 but no  
20 one appeared or offered \$5,000.00 more than the purchase price offered.

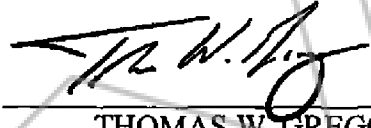
21 **BE IT FURTHER ORDERED** that the Court finds that good reason exists for the sale, the sale  
22 has been conducted in a legal and fair manner, and the amount of the offer attached to the Petition is not  
23 disproportionate to the value of the property.

24 **BE IT FURTHER ORDERED** that the Court approves the payment of a real estate  
25 commission to the Seller's Agent in the amount of 2.5% of the accepted price to be paid to Ink Realty,  
26 and to Buyer's agent in an amount 2.5% of the accepted price to be paid to Chase International Realty.

27  
28 ///


1 **BE IT FURTHER ORDERED** that the Court approves of the execution of such instruments  
2 of conveyance as are necessary to convey the Decedent's rights, title and interest in and to the real  
3 property and improvements to the proposed Buyer.

4 IT IS SO ORDERED this 8 day of May, 2023.

5  
6 

7 THOMAS W. GREGORY  
8 DISTRICT COURT JUDGE

9 *Submitted by:*

10   
11 MICHAEL SMILEY ROWE, ESQ.  
12 Nevada Bar Number 1374  
13 1638 Esmeralda  
14 Minden, Nevada 89423  
15 (775) 782-8141  
16 Attorney for the Petitioner

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21  
22  
23 **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.

24 DATE 5/8/2023

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

27 By  Deputy  
28