

DOUGLAS COUNTY, NV

2023-996832

Rec:\$40.00

\$40.00

Pgs=4

05/26/2023 10:29 AM

STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-715-008
File No.:	1960920 AMG
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stewart Title	
2310 S. Carson Street Ste 5A	
Carson City, NV 89701	

(for recorders 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 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)

Signature

Amy Gutierrez
Print Signature

Escrow Officer

Title

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)

1 William F. Heckman, Esq.
2 Nevada Bar Number 3072
3 415 W. Second Street
4 Carson City, NV 89703
5 (775) 841-5888

6 Attorney for Petitioner

RECEIVED

MAY 23 2023

Douglas County
District Court Clerk

FILED

2023 MAY 23 PM 1:45

BOBBIE R. WILLIAMS
CLERK

F. SHOEMAKER
DEPUTY

7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR DOUGLAS COUNTY

9 In the Matter of the Estate of:

10 ELIZABETH GOODROW,

11 Deceased.

Case No.: 2023-PB-00038

Dept. No.: I

12 **ORDER CONFIRMING SALE OF REAL PROPERTY**

13 The Petition of DANNY WHITTEN, Personal Representative of the Estate of
14 ELIZABETH GOODROW, a.k.a. Elizabeth H. Goodrow, deceased, for confirmation of
15 sale of the real property hereinafter described, having come on regularly for hearing before
16 this Court on Tuesday, May 23, 2023 at 1:30pm, the Court after examining the verified
17 Petition and reviewing the evidence, finds as follows:

- 18 1. That due notice of the hearing of such Petition has been given as require by law and
19 that all of the allegations of said Petition are true.
- 20 2. That said sale was legally made and fairly conducted; that notice of the time, place,
21 and terms of the sale was given as prescribed by law.
- 22 3. That there is an Oath of Selected real estate Agent and Appraisement on file herein
23 and that the sum offered represented the fair market value of the property sold.
- 24 4. That said sale price is not disproportionate to the value of the property sold and it
25 does not appear that a sum exceeding such sale price by at least **Five Thousand Dollars**
26 **(\$5,000.00)** may be obtained.

1 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the sale so made
2 of the real property described below to Melvin A. Rodela and Ramona R. Rodela, for the
3 sum of Four Hundred Twenty Five Thousand Dollars (\$425,000.00), payable in cash, be,
4 and the same is hereby confirmed; that the property located at 963 Parkview Court, Carson
5 City, Nevada, 89705 and is more particularly described as follows:

6 "The land hereinafter referred to is situated in the City of Carson City,
7 County of Douglas, State of NV, and is described as follows:

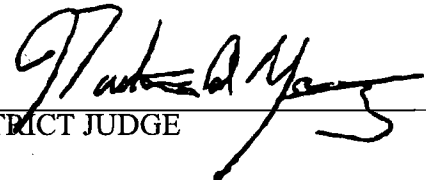
8 Lot 79 in Block M as set forth on the Final Map of Sunridge Heights, Phase
9 6A & 8A, a Planned Unit Development, filed for record in the office of the
10 County Recorder of Douglas County, State of Nevada, on May 1, 1995,
11 Book 595, Page 1, as Document No. 361213 and by Certificate of
12 Amendment recorded May 17, 1995, in Book 595, Page 2588, as Document
13 No. 362268 and by Certificate of Amendment recorded August 17, 1995, in
14 Book 895, at Page 816, as Document No. 367680.

15 Being the same property conveyed from Donald J. Robertson and Susan A.
16 Robertson, Co-Trustees if The Robertson Family Trust dated December 21,
17 2000 to Patrick J. Goodrow and Elizabeth H. Goodrow husband and wife as
18 joint tenants by deed dated October 9, 2012 and recorded October 15, 2012
19 in Book 1012, Page 4018.

20 APN: 142007715008 "

21 IT IS FURTHER ORDERED that said Personal Representative of the Estate,
22 DANNY WHITTEN, is hereby authorized and directed to pay those certain customary
23 closing costs and prorations incident to such sale as are described in the sales agreement
24 through a proper escrow established for such purposes, and upon receipt of the purchase
25 price aforesaid through such escrow the Personal Representative is authorized and directed
26 to execute appropriate conveyances in favor of said purchaser to be delivered through such
27 escrow.

28 Dated this 03 day of May, 2023.


DISTRICT JUDGE

COPY

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 4 May 23, 2023

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

By [Signature] Deputy