

DOUGLAS COUNTY, NV

2024-1010573

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\$40.00

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07/31/2024 10:13 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: 1320-30-111-009

Escrow No.: 24041461-SA

Recording Requested By:  
First Centennial Title Company of Nevada  
1352 Hwy 395, Ste 114  
Gardnerville, NV 89410

When Recorded Return to:  
First Centennial Title Company of Nevada  
1352 Hwy 395, Ste 114  
Gardnerville, NV 89410

Mail Tax Statements to:  
**Paul W. Finch, Trustee of The Paul W. Finch  
Irrevocable Trust, dated March 20, 2003  
10161 Ventura Lane  
Summerset, SD 57718**

SPACE ABOVE FOR RECORDERS USE

**ORDER APPROVING PETITION FOR APPROVAL AND CONFIRMATION OF 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

\_\_\_\_\_  
SHERRY ACKERMANN

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.**

\_\_\_\_\_  
SPACE BELOW FOR RECORDER

1 CASE NO.: 2024-PB-00040

RECEIVED

FILED

2 DEPT. NO.: II

JUL 29 2024

2024 JUL 29 PM 2:10

Douglas County  
District Court Clerk

REBECCA EDWARDS  
CLERK

BY: S. FRANZ DEPUTY

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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 RENE GARCIA TORREZ, )

11 Deceased. )

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

12 )  
13 )  
14 )  
15 The verified Petition for Approval and Confirmation of Sale of Real Property of STEVE  
16 WALSH, Administrator of the Estate of RENE GARCIA TORREZ, Deceased, for the approval and  
17 confirmation of the sale of a parcel of real property located at 1790 Mahogany Dr, Minden, Douglas  
18 County, Nevada, 89423, came on regularly for hearing on July 29, 2024. The sales price of the real  
19 property is FIVE HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS  
(\$529,000.00), all of which is payable in cash at the close of escrow.

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

- 21 1. Notice of the hearing was given as required by law.  
22 2. A Notice of Sale was published in the manner required by NRS 148.220. A Proof of  
23 Publication was previously filed with the Court.  
24 3. The Real Property was appraised by Kay Matthews as of January 19, 2024, for FIVE  
25 HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$506,000.00).  
26 4. The sales price is greater than the appraised value.  
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 Conformation of Sale of Real Property and made a part thereof.

9           7.       The real property sold is commonly described 1790 Mahogany Dr., Minden, Douglas  
10 County, Nevada, 89423, the legal description of which is as follows:

11                   Unit 17, in Block C, as shown on the final map of WESTWOOD PARK UNIT NO. IV,  
12 PHASE A, filed for record in the office of the County Recorder of Douglas County, State  
13 of Nevada, on March 4, 1993, in Book 393, Page 797, as Document No. 301078.

14                   APN: 1320-30-111-009

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

17           8.       The Real Property was the personal residence of the Decedent. The Decedent was not  
18 married and had children who survive him. The Petitioner is the Douglas County Public  
19 Administrator and believes the sale of the Real Property is for the advantage, benefit and in the best  
20 interests of the estate and the heirs, none of whom live here.

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

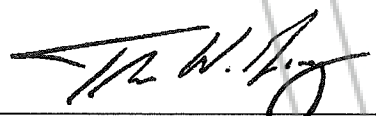
22           A.       That the sale of the Real Property to Paul W. Finch, Trustee of the Paul W. Finch  
23 Revocable Trust dated March 20, 2003, for the total sales price of FIVE HUNDRED TWENTY-  
24 NINE THOUSAND AND NO/100 DOLLARS (\$529,000.00), payable in cash, is approved and  
25 confirmed;

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;

          C.       Upon the close of escrow for the sale, the Petitioner shall execute and deliver a deed  
conveying right, title and interest of the estate in the Real Property to Paul W. Finch, Trustee of the

1 Paul W. Finch Revocable Trust dated March 20, 2003, for the total sales price of FIVE HUNDRED  
2 TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$529,000.00), payable in cash.

3 DATED this 29<sup>th</sup> day of July, 2024

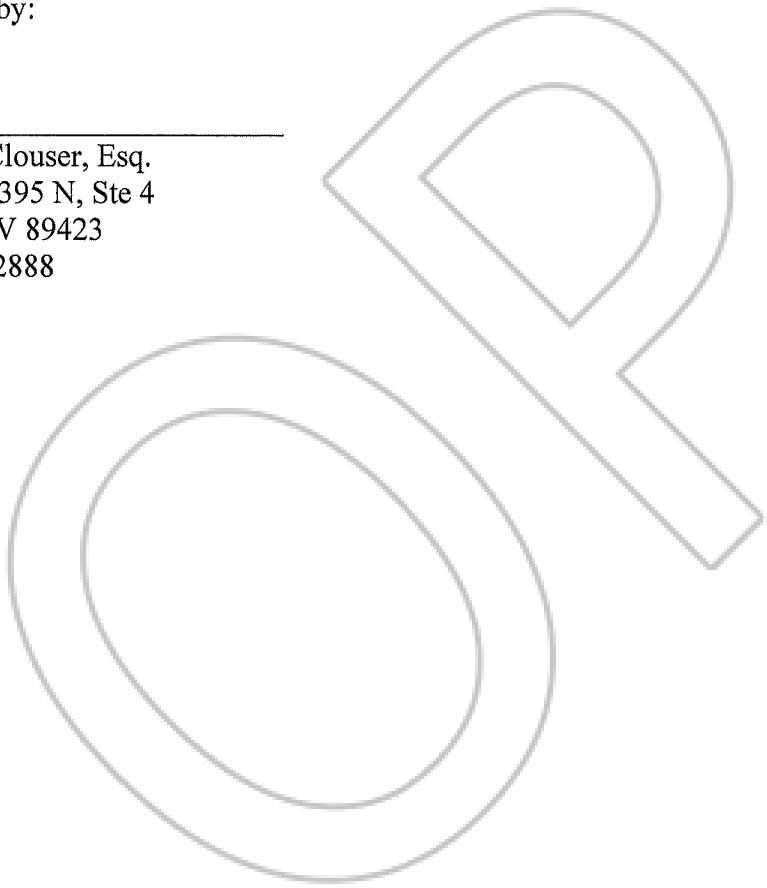


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5 \_\_\_\_\_  
6 THOMAS W. GREGORY  
7 DISTRICT JUDGE

8 Submitted by:

9 \_\_\_\_\_  
10 Justin M. Clouser, Esq.  
11 1687 Hwy 395 N, Ste 4  
12 Minden, NV 89423  
13 (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 July 29, 2024

REBECCA EDWARDS, Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By  Deputy