

19011500

1 **ORDER**
2 **WILLIAM O. VOY, ESQ.**
3 **Nevada Bar No. 3834**
4 **330 S. Third Street #1020**
5 **Las Vegas, Nevada 89101**
6 **(702) 384-3440**
7 **Attorney for Guardian,**
8 **JARED E. SHAFER**

FILED

AUG 7 4 03 PM '96

Jared E. Shafer
CLERK

DISTRICT COURT
CLARK COUNTY, NEVADA

9 In the Matter of the Guardianship)
10 of the Person and Estate of:)

11 ELIZABETH L. BECK,)
12 an Adult Ward.)

CASE NO.: G 16392

13 ORDER CONFIRMING SALE OF REAL PROPERTY AND
14 MOBILE HOME DWELLING

15 Date of Hearing: 08/7/96
16 Time of Hearing: 8:30 am

17 The return and petition of JARED E. SHAFER, Guardian of
18 the Estate of ELIZABETH L. BECK, an adult ward, for
19 confirmation of sale of real property and mobile home dwelling
20 hereinafter described, having come on regularly for hearing
21 before this Court on the 7th day of August, 1996, the Court
22 after examining the verified return and petition, and hearing
23 the evidence, finds:

24 1. That due notice of hearing of such return and
25 petition has been given as required by law and that all of the
26 allegations of said petition are true.

27 2. That said sale was legally made and fairly
28 conducted; that notice of the time, place and terms of the
sale was given as prescribed by law.

1 3. That said property was appraised within one year
2 prior to said sale and that the sum offered represented the
3 fair market value of the property sold.

4 4. That the sale price is not disproportionate to the
5 value of the property sold and it does not appear that a sum
6 exceeding such sale price by at least 10% may be obtained.

7 IT IS THEREFORE ORDERED that the sale so made of the real
8 property described below to VICTOR B. and BETTY J. KNIGHT for
9 the sum of \$27,500.00, be, and the same is hereby confirmed;
10 that a particular description of said property is as follows:
11 1979 Granada, 48'x24' Serial No. 17932716 located at 35 North
12 Sixth Street, Lincoln County, Panaca, Nevada.

13 North Half of Lot 3, in Block 45 in the Town of
14 Panaca, County of Lincoln, State of Nevada, as shown
15 on the official map thereof recorded in the Book of
Plats, Page 34, Lincoln County Nevada Records.
Parcel No. 02-131-05


16 IT IS FURTHER ORDERED that said Guardian of the Estate of
17 ELIZABETH L. BECK, an adult ward, is hereby authorized and
18 directed to pay a broker's commission in connection with the
19 sale in an amount equal to SEVEN (7) percent of the original
20 bid of \$27,500.00 to be divided by separate agreement
21 according to the Real Estate Listing Contract, and to pay
22 title insurance premium, real property transfer tax and
23 customary closing costs and prorations incident to such sale
24 through a proper escrow established for such purposes, and
25 upon receipt of the purchase price aforesaid through such
26 escrow said Guardian is directed to execute appropriate
27 conveyances in favor of said purchaser to be delivered through
28

1 such escrow in accordance with the terms and conditions of
2 said sale as more particularly described in the petition
3 for Confirmation on file herein with said escrow.

4 DATED this 7th day of August, 1996.

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6 
7 DISTRICT COURT JUDGE *ju*

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10 Submitted by:

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12 
13 WILLIAM O. VOY, ESQ.
14 Nevada Bar No. 3834
15 330 S. Third Street, #1020
16 Las Vegas, Nevada 89101
17 Attorney for Guardian
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26 *In the Matter of the Guardianship of the Person and Estate of*
27 *ELIZABETH L. BECK, Case No. G 16392, Order Confirming Sale of*
28 *Real Property and Mobile Home Dwelling*

COPY

NO. 105922
FILED AND RECORDED AT REQUEST OF
COW COUNTY TITLE
SEPTEMBER 10, 1996
AT 40 MINUTES PAST 4 O'CLOCK
P M IN BOOK 121 OF OFFICIAL
RECORDS, PAGE 29 LINCOLN COUNTY
NEVADA.
YUIRKO SETZER
COUNTY RECORDER
BY Lulie Boucher, DEPUTY

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE

AUG 7 4 05 PM '96

Loretta Luman
CLERK