

ORIGINAL

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4-10-06 CH

1 GEORGE W. JOHNSON, ESQ.  
2 NEVADA BAR NO. 252  
3 517 SO. THIRD STREET  
4 LAS VEGAS, NEVADA 89101  
Telephone: [702] 382-3946

FILED FOR RECORDING  
AT THE REQUEST OF

2006 APR 14 P 1:38

First American Title

2006 APR 21 PM 1 23

Colegan

LINCOLN COUNTY RECORDED  
FEE 18.00 + 75.00 DEPAR  
LESLIE BOUCHER

5 Attorney for Estate

8 DISTRICT COURT

9 LINCOLN COUNTY, NEVADA

10 In the Matter of the Estate  
11 of

CASE NO. PR1212005

12 EDWARD JOSEPH DAVY also  
13 known as EDWARD DAVY,

14 Deceased

15  
16 **ORDER CONFIRMING SALE OF REAL**  
17 **AND PERSONAL PROPERTY**

18 The Return of Sale and Petition for Confirmation of Sale of  
19 Co-Executrixes STEPHANIE LYNN DAVY and PATSY A. BURTON of  
20 the Estate of the above named decedent, in reference to the sale of  
21 certain real and personal property, having come on regularly for  
22 hearing on April 14, 2006 before the above-entitled Court, the Court,  
23 after examining the Return and Petition finds:  
24

25  
26 1. That due and legal notice of the Notice of Sale has been  
27 given as required by law and as shown by the Certificate of Mailing  
28

1 Page Two  
2 Order Confirming Sale  
3 Estate of Edward Joseph Davy  
4 also known as Edward Davy, Deceased  
CASE NO: PR1212005

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5  
6 thereof on file herein;

7 2. That the sale was legally made and fairly conducted.

8  
9 3. That due and legal notice of this hearing has been given  
10 as required by law and as shown by the Certificate of Mailing thereof  
11 on file herein;

12  
13 4. That the sum offered for the subject real property is 100%  
14 of its appraised value as shown by the Appraisal by a certified  
15 appraiser filed herein;

16  
17 5. That a Purchase Agreement for the sale of the property has  
18 been filed with the Petition, and reviewed by this Court, and approved  
19 for a private sale of the real property and the personal property  
20 therein referred to, consisting of a washer, dryer, refrigerator, stove  
21 and microwave oven as was included in the listing agreement with  
22 the realtor executed by Stephanie Lynn Davy, Executrix herein.  
23  
24

25 6. That no objections having been filed with this Court, and  
26 good cause appearing therefore,  
27

28 **IT IS ORDERED, ADJUDGED AND DECREED** that the sale of

1 Page Three  
2 Order Confirming Sale  
3 Estate of Edward Joseph Davy  
4 also known as Edward Davy  
5 Case No. PR1212005

6 real and personal property of the above-named decedent to STEPHEN  
7 COMBS and GLENN VOGEL for the selling price of \$180,000.00  
8 pursuant to a Purchase Agreement entered into by and between  
9 Stephanie Lynn Davy, Executrix and the Buyers on February 16, 2006  
10 is hereby approved, ratified, and confirmed; said real property  
11 being commonly known and numbered as 23 Cedar Ridge, Pioche,  
12 Nevada, consisting of a modular home and 2.3 Acres of land and more  
13 particularly described as:  
14  
15

16  
17 Parcel 23 as shown on parcel map for James Vincent  
18 filed in the office of the County Recorder of Lincoln  
19 County on November 18, 1997, in Book B, Page 74  
20 of Plats, as File No. 110135, located in a portion of  
21 the NE ¼, Section 15, Township 1 North, Range 67  
22 East, M.D.B.&M.

23 EXCEPTING THEREFROM all mines of gold, silver,  
24 copper, lead, cinnabar, and other valuable minerals  
25 which may exist in the said tract, except gas, coal,  
26 oil and oil shale, as reserved by the State of Nevada  
27 in deed recorded April 17, 1931, in Book D-1, Page 186,  
28 Patent Records, Lincoln County, Nevada and SUBJECT  
TO certain Deed Restrictions of record.

APN NO: 001-331-49

conveying all right, title and interest of the above named decedent

1 PAGE FOUR  
2 ORDER CONFIRMING SALE  
3 ESTATE OF EDWARD JOSEPH DAVY  
4 also known as EDWARD DAVY  
CASE NO: PR1212005

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5  
6 and his estate in and to the above-described property, including the  
7 personal property of a washer, dryer, refrigerator, stove and microwave  
8 oven contained therein; and  
9

10 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED**

11 that pursuant to the Petition and consent of the Co-Executrix,  
12 STEPHANIE LYNN DAVY, the Co-Executrix, PATSY A. BURTON, a  
13 Nevada resident, be, and she is hereby authorized and directed,  
14 with complete and sole authority in behalf of this estate as it pertains  
15 to the sale of the real and personal property herein to sign, execute,  
16 acknowledge, negotiate and deliver all documents, instruments, and  
17 papers as may be required through escrow to effectuate the culmination  
18 of the aforesaid sale of real and personal property, including, but not  
19 limited to the execution of an Executrix's Grant Deed ,without  
20 limiting the generality of the foregoing, all deeds, escrow instructions,  
21 bills of sale, releases or amendments, changes or modifications,  
22 and to collect in behalf of said estate from escrow the net proceeds due  
23 the estate, as seller, and to deposit same into the estate's checking  
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1 PAGE FIVE  
2 ORDER OF CONFIRMATION  
3 ESTATE OF EDWARD JOSEPH DAVY  
4 also known as EDWARD DAVY  
5 CASE NO: R1212005

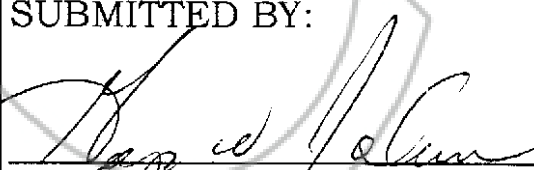
6 account at the Wells Fargo Bank in Las Vegas, Nevada, without further  
7 Order of the Court; and

8  
9 **IT IS FURTHER ORDERED** that PATSY A. BURTON, Co-Executrix  
10 of this estate, be and she is hereby authorized to pay from the proceeds  
11 of sale, through escrow, the real estate and broker's commissions in a  
12 total amount of \$10,800.00, representing 6% of the total sales price of  
13 \$180,000.00, plus payment of seller's closing costs and other costs  
14 as specifically defined within the written Purchase Agreement of  
15 February 16, 2006.  
16  
17  
18

19 **DATED AND DONE** on this 14 day of April, 2006.

20  
21   
22 **DISTRICT JUDGE**

23 SUBMITTED BY:

24   
25 **GEORGE W. JOHNSON, ESQ.**  
26 **NEVADA BAR NO. 2552**  
27 **517 SO. THIRD STREET**  
28 **LAS VEGAS, NEVADA 89101**

This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerks Office, Pioche Nevada.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this 14 day of April 2006

29 **Clerk**  


**Deputy Clerk**