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- Recorder

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This page provides additional information required by NRS 111.312 Sections 1-2.

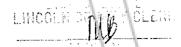
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Case No.: PR 050812

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IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR LINCOLN COUNTY

In the Matter of the Estate of:

JOHN MCBIRNEY,

Deceased.

ORDER CONFIRMING SALE OF REAL PROPERTY

The Return Petition for confirmation of sale of the real property hereinafter described of DANIEL M. HOOGE, *Ex Oficio* Lincoln County Public Administrator, by and through his attorney, MATTHEW D. CARLING, ESQ., of the law firm of CARLING LAW OFFICE, PC, having come on regularly for hearing before this Court on January 15, 2013, the Court after examining the verified Return and Petition and reviewing the evidence, finds as follows:

- 1. That due notice of the hearing of such Return and Petition has been given as required by law and that all of the allegations of said Petition are true.
- 2. That said sale was legally made and fairly conducted; that notice of the time, place, and the terms of the sale were given as prescribed by law.
- 3. That said property was appraised within one (1) year of said sale and that the sum offered represented the fair market value of the property sold.

4. That said sale price is not disproportionate to the value of the property sold and it does not appear that a sum exceeding such sale price by at least five percent (5%) may be obtained pursuant to NRS 148.270(2).

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the sale so made of the real property described to Edward Stewart for the sum of Twenty-one Thousand Five Hundred Dollars (\$21,500.00), cash pursuant to the Offer and Acceptance Agreement attached to the Petitioner's Return of Sale and Petition for Confirmation filed on October 23, 2012.

IT IS FURTHER ORDERED that the property is being sold "AS IS" with a waiver signed and notarized by buyers. That the Administrator of the Estate of JOHN MCBIRNEY is hereby authorized to pay a total commission of 10% to the listing agent, Janet Leedham. The Administrator is further authorized to pay a transaction fee of \$475.

IT IS FURTHER ORDERED that said Administrator of the Estate of JOHN MCBIRNEY is hereby authorized and directed to pay certain customary closing costs and prorations incident to such sale through a proper escrow established for such purposes, and upon receipt of the purchase price aforesaid through such escrow said Administrator is directed to execute appropriate conveyances in favor of said purchaser(s) to be delivered through such escrow.

DATED this 15 day of January, 2013.

DISTRICT COURT JUDGE

Submitted by:

MATTHEW D. CARLING, ESQ.

Attorneys for Petitioner,

DANIEL M. HOOGE, ESQ.

Ex Oficio Lincoln County Public Administrator

17th April