

Official Record

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FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

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Book- 278 Page-

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APN# 04-031-21



(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT
(DO NOT Abbreviate)**

Order Confirming Sale of Real Property

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

First American Title

RETURN TO: Name Daniel Hooge

Address P.O Box 60

City/State/Zip Pioche, NV 89043

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____

Address _____

City/State/Zip _____

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

An additional recording fee of \$1.00 will apply.

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ORIGINAL

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Case No.: PR 050812

2013 JAN 15 PM 1:36

LINCOLN COUNTY CLERK
TWB

**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 Officio* 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.



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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 Officio Lincoln County Public Administrator

17th APRIL 13


Marie Bledsoe
County Clerk