

Official Record

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FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 287 Page- 0606

APN No.: 006-231-13 and 006-231-14

File # 119-2459829-EDH

RPTT: \$0.00

Type of Document

Order Confirming Sale of Real Property

Recording requested by:

First American Title Insurance Co.
7201 W. Lake Mead Blvd. #212
Las Vegas, NV 89128

Return to:

Linda Thompson
3221 Dillion Avenue
North Las Vegas, NV 89030

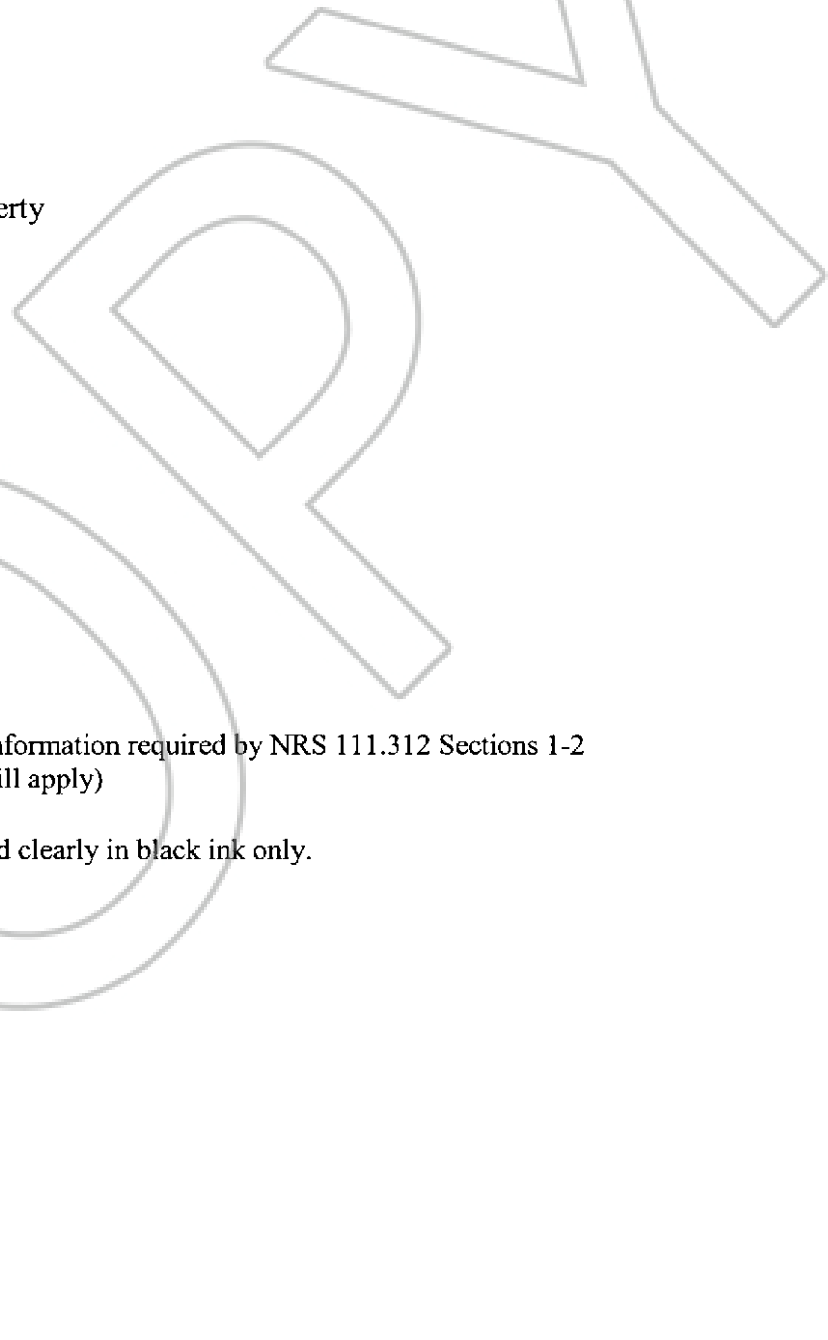
This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

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FILED

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North Las Vegas, Nevada 89032
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2014 APR 11 PM 3:09

LINCOLN COUNTY CLERK
MB

Attorney for Petitioner
LINDA THOMPSON

DISTRICT COURT
LINCOLN COUNTY, NEVADA

In the Matter of the Estate of)
JAMES ALTON THOMPSON)
Deceased.)

CASE NO. PR0610013

Date of Hearing: April 11, 2014
Time of Hearing: 11:00 AM

ORDER CONFIRMING SALE OF REAL PROPERTY

The Return of Sale of Real Property and Petition for Confirmation of Sale having come on regularly for hearing before this Court on April 11, 2014, the Court after examining the Return Petition, and reviewing the evidence, finds as follows:

1. That due notice of hearing of such Return and Petition has been given or waived.
2. That the Property Appraised for \$ 130,000.00.
3. That said sale was legally made and fairly conducted; that notice of time, place and terms of sale were given as prescribed by law.
4. That on January 4, 2014, the administrator sold at a private sale the property belonging to the said estate as hereinafter described to Clifford and Susan Lewis, for the sum of One Hundred Seventeen Thousand Dollars (\$ 117,000.00), with buyer Paying One Thousand Dollars (\$ 1,000.00) earnest money deposit with Sixty Thousand Dollars (\$ 60,000.00) financed through a Conventional Loan and Dollars and Fifty Six Thousand Dollars (\$56,000) cash at closing.
5. That the sale price in not disproportionate to the value of the property sold and does not appear that a sum exceeding such sale price by at least 5% or \$ 5,000.00 may be obtained.
6. That no additional bids on the property were made.



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IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED that the sale made of the real property described below to Clifford and Susan Lewis, for the Sum of One Hundred Seventeen Thousand Dollars (\$ 117,000.00) cash, be and the same is hereby confirmed; The description of the property is as follows:

APN: 006-231-14 and 006-231-13

Parcel No 2A and 2B, on That Certain Parcel Map Located in the Southwest Quarter of the Northeast Quarter of Section 35, Township 2 North, Range 69 East, M.D.B.&M, Prepared at the Instance of Elgle & Dorothy Thompson, Said Map Being of Record in the Office of the County Recorder of Lincoln County, Nevada, in Book A-1 of Plats, Page 216, Recorded 11-7-83 in File No. 78884.

IT IS FURTHER ORDERED that said Administrator of the Estate of JAMES A. THOMPSON, is hereby authorized and directed to pay a brokerage commission of 6% of the total purchase price, and to pay the title insurance premium, real property transfer tax, and customary closing costs and prorations incident to said 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 to be delivered through such escrow.



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IT IS FURTHER ORDERED that this Order is an Instrument and Transfer.

DATED this 11th day of April, 2014.

Jay D. Haiman
DISTRICT COURT JUDGE

Submitted by:

LAYNE F. BARNEY, P.C.

By: *L. F. Barney*
Layne F. Barney, Esq.
Nevada Bar No. 6563
3440 West Cheyenne Avenue, Suite 500
North Las Vegas, Nevada 89032
Attorney for Petitioners

This document to which this certificate is attached is a full, true and correct copy of the original, on file and recorded in the County Clerks Office, Pinal County, 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 15 day of May 2014

Clerk
Marie Blank
Deputy Clerk