

LINCOLN COUNTY, NV

2018-155396

\$35.00

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OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

E99

APN No.: 006-271-26

File # 119-2544274RC

Type of Document

Order Confirming Sale of Real Property
Case Number PR1219017

Recording requested by:

First American Title Insurance Co.
7251 W. Lake Mead Blvd. #100
Las Vegas, NV 89128

Return to:

David Bindrup Law Firm, PLLC
10424 S Eastern Ave Ste 101
Henderson NV 89052

This page added to provide additional information required by NRS 111.312 Sections 1-2

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

CS12/03

FILED

2018 OCT 12 PM 4:38

LISA C. LLOYD
LINCOLN COUNTY CLERK

JEREMY

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7 Attorneys for TIFFANY R. MARTIN,
Petitioner

8
9 **DISTRICT COURT**
10 **LINCOLN COUNTY, NEVADA**

11 * * * * *

12 In the Matter of the Estate of
13
14 KAREN CAMPBELL,
15 Deceased.

Case No. PR1219017
Dept. No. Probate

16 **ORDER CONFIRMING SALE OF REAL PROPERTY**

17 Date: October 12, 2018
18 Time: 11:00 a.m.

19 The return and petition of TIFFANY R. MARTIN, Personal Representative of the Estate of
20 KAREN CAMPBELL, Deceased, for confirmation of sale of the real property hereinafter described,
21 having come on regularly for hearing before this Court, and after examining the verified return and
22 petition, and hearing the evidence, the Court finds:

- 23 1. Due notice of the hearing of the Return and Petition has been given as required by
24 law and that all of the allegations of the Petition are true.
25 2. The sale was legally made and fairly conducted; that notice of the time, place, and
26 terms of the sale was given as prescribed by law.
27 3. The property was appraised within one year prior to the sale and the sum offered
28 represented the fair market value of the property sold.

1 4. The real estate commission on the sale for the entire parcel is 6% or \$13,980.00.

2 5. The sale price is not disproportionate to the value of the property sold and it does not
3 appear that a sum exceeding the sale price by at least \$5,000 may be obtained.

4 6. Proceeds of sale shall be transferred to the DAVID BINDRUP LAW FIRM IOLTA
5 ACCOUNT pending final order of this Court.

6 6. THEREFORE, IT IS ORDERED that the sale of the real property hereinafter
7 described to JUSTIN GARRISON and PATRICE GARRISON for the total sales price of
8 \$233,000.00 is hereby confirmed. The property sold is located at 2334 Eagle Valley, Pioche,
9 Lincoln County, NV 89043 more particularly described as follows:

10 PARCEL 1 AS SHOWN ON PARCEL MAP FOR JIMMIE ROSA RECORDED APRIL 29,
11 1997 IN PLAT BOOK B, PAGE 33 AS FILE NO. 108853 AND AMENDED PARCEL MAP
12 FOR JIMMIE ROSA AND RALPH W. & DENISE M. HILDEBRAND RECORDED JULY 19,
13 1999 IN PLAT BOOK B, PAGE 233 AS FILE NO. 113094 IN THE OFFICE OF THE COUNTY
14 RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE
15 SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION
16 11, TOWNSHIP 1 NORTH, RANGE 69 EAST.

19 APN: 006-271-26

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1 IT IS FURTHER ORDERED that the Personal Representative is authorized to execute and
2 deliver the appropriate conveyance of the estate's interest in and to the real property to the purchaser,
3 as vesting is directed by lender or escrow agent, in accordance with the foregoing.
4

5 DATED: October 12, 2018.

6 s/ Gary D. Fairman
7 DISTRICT JUDGE

Gary D. Fairman

8 DAVID BINDRUP LAW FIRM, PLLC

9 Katie Bindrup
10 KATIE BINDRUP, ESQUIRE
11 Nevada Bar No. 12181
12 10424 S. Eastern Avenue, Ste. 101
Henderson, NV 89052
Attorneys for the Petitioner

Katie Bindrup, Esquire

13 Estate of KAREN CAMPBELL, Deceased
14 Case No.: PR1219017
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Schedule A

PARCEL 1 AS SHOWN ON PARCEL MAP FOR JIMMIE ROSA RECORDED APRIL 29, 1997 IN PLAT BOOK B, PAGE 33 AS FILE NO. 108853 AND AMENDED PARCEL MAP FOR JIMMIE ROSA AND RALPH W. & DENISE M. HILDEBRAND RECORDED JULY 19, 1999 IN PLAT BOOK B, PAGE 233 AS FILE NO. 113094 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 EAST.

