

LINCOLN COUNTY, NV

2018-155576

\$35.00

RPTT:\$0.00 Rec:\$35.00

11/29/2018 08:11 AM

PREMIER AMERICAN TITLE

Pgs=4 AK

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

E99

APN# 006-361-03

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

Order Confirming Sale of Real Property

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested By:

Old Republic Title Company

Return Documents To:

Name Franklin J. Katschke, Esq

Address PO Box 703

City/State/Zip Caliente, NV 89008

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

(An additional recording fee of \$1.00 will apply)

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

1 Case No.: PR 0606017

2 Dept. No.: 2

NOV-9 PM 1:09
LINCOLN COUNTY, NEV.
ll

3
4
5 **IN THE SEVENTH JUDICIAL DISTRICT COURT**
6 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

7 * * * * *

8 IN THE MATTER OF THE)
9 ESTATE OF:)

ORDER CONFIRMING SALE OF
REAL PROPERTY

10)
11 DEAN ANTON MOSSER,)
12 Deceased)
13)
14)

14 The Return and Petition of John Mosser, Administrator of the Estate of Dean Anton
15 Mosser, deceased, for confirmation of sale of the real property hereinafter described, having
16 come on regularly for hearing before this Court on the 9th day of November 2018, the Court after
17 examining the verified Return and Petition and reviewing the evidence, finds as follows:

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

1 4. That said sale price is not disproportionate to the value of the property sold and it
2 does not appear that a sum exceeding such sale price by at least ten percent (10%)
3 may be obtained.

4 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the sale so made of the real
5 property described below to D. Steve Linerode for the sum of Seventy-Two Thousand Dollars
6 (\$72,000.00), be, and the same is hereby confirmed; that the property is more particularly
7 described as follows:

8 1710 Argentite, Pioche, NV 89043.

9 Assessor's Parcel Number: 006-361-03.

10 Lot 1 of the Record of Survey for Caselton Heights in Book D, Page 259,

11 Document #153995, recorded in the Office of the Lincoln County Recorder on
12 March 16, 2018.

13 IT IS FURTHER ORDERED that said Administrator of the Estate of Dean Anton Mosser,
14 deceased, is hereby authorized and directed to pay to a 6% broker's commission in the sum of
15 Four Thousand Three Hundred Twenty Dollars (\$4,320.00), and to pay the title insurance
16 premium, real property transfer tax, and certain customary closing costs and prorations incident
17 to such sale through a proper escrow established for such purposes, and upon receipt of the

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

1 purchase price aforesaid through such escrow, said Administrator is directed to execute
2 appropriate conveyances in favor of said purchaser to be delivered through such escrow.

3 DATED this 9th day of November 2018.


4
5 
6 _____
7 DISTRICT COURT JUDGE
8
9

10 PREPARED BY:

11
12 FRANKLIN J. KATSCHKE, Esq.
13 Nevada Bar No. 13516
14 P.O. Box 703
15 Caliente, NV 89008
16 (775) 726-3162
17 fkatschke@katschkelaw.com
18 *Attorney for Administrator*

COPIES

2014 November 20, 18



DISTRICT COURT