

APN# 005-261-05

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AMENDED ORDER CONFIRMING

SALE OF REAL PROPERTY

Type of Document

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

Recording Requested by:

FIRST AMERICAN TITLE

Return Documents To:

Name FIRST AMERICAN TITLE

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

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1 Case No.: PR 0712019

2 Dept. No.:

2020 JAN 10 AM 10:39

LINCOLN COUNTY CLERK

CLERK

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

9 *****

10 IN THE MATTER OF THE ESTATE OF
11 DONNA LYNN BARDINE,
12 Deceased.

AMENDED ORDER CONFIRMING
SALE OF REAL PROPERTY

BRADSHAW LAW GROUP, LLC
P.O. Box 282 • Caliente, Nevada 89008
Telephone: 775-726-3057 • Fax: 775-726-3058

14 The verified Amended Petition for Approval and Confirmation of Sale, submitted by
15 Petitioner, RODERICK C. ALFANO, the Administrator of the Estate of DONNA LYNN
16 BARDINE, Deceased, by and through his counsel of record, APRIL R. BRADSHAW, ESQ., for
17 the confirmation and sale of a parcel of real property legally described as follows:

18 A parcel of land situate in the County of Lincoln, State of Nevada, described as a portion
19 of the SE ¼ of the SE ¼ of the SW ¼, and the SW ¼ of the SW ¼ of the SE ¼, Section
20 34, Township 5 North, Range 67 East, Mount Diablo Base and Meridian, being more
particularly described as follows:

21 Beginning at a point which is the South ¼ Corner of said Section 34; thence S 89° 33' W
22 a distance of 118.40 feet more or less, to the SW Corner; thence N 0° 04' 26" E a
23 distance 655.89 feet more or less, to the NW Corner; thence 89° 35' 18" E a distance of
24 663.8 feet more or less, to the NE Corner; thence S 0° 02' E a distance of 655.40 feet
25 more or less, to the SE Corner; thence @ 89° 33' W a distance of 546.64 feet to the point
26 of beginning.

27 Hereinafter "Real Property."

28 The Real Property is located at 796 Meadow Lane, Pioche, Lincoln County, Nevada,
APN: 005-261-05. The matter came on for regular hearing on Friday, January 10, 2020. The
private sale of which approval and confirmation was requested to Amber Hall and Silas William

1 Avery. The sales price of the real property is One Hundred and Seventy Thousand Dollars
2 (\$170,000.00), all of which is to be payable in cash at the close of escrow.

3 On proof duly made to the satisfaction of the Court, the Court now finds the following:

- 4 1. The real property was the personal residence of the Decedent, who left no surviving
5 spouse and no issue.
- 6 2. Notice of the hearing was given as required by law. A Certificate of Mailing was
7 previously filed with the Clerk of the Court.
- 8 3. The real property in issue was publicly listed on the MLS for more than thirty (30) days.
- 9 4. All heirs of the estate consented in writing to the sale without an appraisal.
- 10 5. The sale of the property is for the advantage, benefit, and in the best interest of the estate
11 and those interested therein.
- 12 6. Having examined the return and the evidence in relation to the sale, good reason exists
13 for the sale, the sale has been legally made and fairly conducted, and is in compliance
14 with the requirements of NRS 148.260.
- 15 7. The buyers' offer is not disproportionate to the value of the property and no other offers
16 have been made on the real property.

17 **BASED ON THE ABOVE**, the Court hereby orders the following:

- 18 A. The sale to buyers Amber Hall and Silas William Avery is accepted, confirmed, and
19 approved.
- 20 B. The Petitioner is authorized to pay America's Choice Realty, LLC, a commission equal
21 to three percent (3%) of the sales price of the property in the amount of \$5,100.00, as a
22 fair and reasonable commission for procuring the sale of the property.
- 23 C. The Petitioner is authorized to pay the Buyer's Broker's commission in an amount equal
24 to three percent (3%) of the sales price of the property to Prominent Realty Group LLC in
25 the amount of Five Thousand One Hundred (\$5,100.00) pursuant to the terms of the
26 Purchase Agreement.
- 27 D. The Petitioner is authorized and ordered to take all action to execute all documents to
28 complete the sale in accordance with the terms described in the Residential Purchase


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1 Agreement, together with the Counter Offers One and Two, the addendums thereto dated
2 October 12, 2019 and November 4, 2019, copies of which are attached to the Amended
3 Petition for Approval and Confirmation of Sale as Exhibit 2.

4 E. Upon the close of escrow for the sale, the Petitioner shall execute and deliver to the
5 buyers a deed conveying all of the right, title, and interest of the estate in the real
6 property.

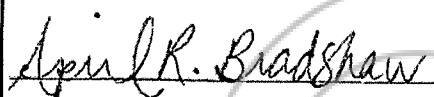
7 **IT IS SO ORDERED.**

8 DATED this 10th day of January, 2020.


DISTRICT COURT JUDGE

12 Respectfully submitted by:

13 BRADSHAW LAW GROUP

14 

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21 Fax: (775) 726-3058
22 april@bradshawlawgroup.net
23 Attorney for Petitioner, Roderick C. Alfano

COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file in the County Clerk's Office, Ploche, 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

13 day of January, 2020

Sharon A. Hatcher
Clerk/Deputy Clerk

