

LINCOLN COUNTY, NV

2020-158687

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OFFICIAL RECORD

AMY ELMER, RECORDER

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APN No.: 001-083-02

File # 119-2590432-SW

Type of Document

Order Confirmation Sale of Real Property

Recording requested by:

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

Return to:

Robert L. Morris, Esq.
Nevada Bar No. 9129
Grant Morris Dodds
2520 St. Rose Pkwy., Suite 319
Henderson, NV 89074

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.

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 2 Nevada Bar No. 9129
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 5 Henderson, NV 89074
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 9 Attorneys for Petitioner
 10 DEANNA D. HEFNER

2020 JUL 12 PM 2:26
 LINCOLN COUNTY CLERK
 AC

DISTRICT COURT

LINCOLN COUNTY, NEVADA

11 In the Matter of the Estate of
 12 DAVID ALLEN HEFNER,
 13 Deceased.

Case No. PR 0814019
 Dept. No. Honorable Judge Fairman

ORDER CONFIRMING SALE OF REAL PROPERTY

14 The return and petition of DEANNA D. HEFNER, as Personal Representative for the
 15 Estate of DAVID ALLEN HEFNER, Deceased, for confirmation of sale of the real property
 16 hereinafter described, having come on regularly for hearing before this Court, and after
 17 examining the verified return and petition, and hearing the evidence, the Court finds:

- 18 1. Due notice of the hearing of the Return and Petition has been given as required
 19 by law and that all of the allegations of the Petition are true.
- 20 2. The 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 and complied with the requirements of
 22 NRS 148.260.
- 23 3. The property was appraised within one year prior to the sale and the sum offered
 24 represented the fair market value of the property sold.
- 25 4. The real estate commission on the sale is 6% or \$9,600.00. The real estate
 26 commission does not exceed the amount permitted under NRS 148.110(3).
- 27 5. The sale price is not disproportionate to the value of the property sold and is the
 28

1 highest and best bid proffered. It does not appear that a sum exceeding the bid by \$5,000 may
2 be obtained.

3 THEREFORE, IT IS ORDERED that the sale of the estate's interest in the real property
4 hereinafter described to NEIL CHEENEY and/or nominee, for the total sale price of
5 \$160,000.00 representing the purchase of 100% interest in and of the property is hereby
6 confirmed. The property sold is located at 392 Tonopah St. Pioche, NV 89043, more
7 particularly described as follows:

8 LOTS 15 THRU 18
9 BLK 17

10 APN 001-083-02


11 IT IS FURTHER ORDERED that the proceeds thereof be applied to costs and expenses
12 of administration of the estate with any remaining cash proceeds to be distributed to the
13 beneficiaries of the estate. The proceeds shall be made payable to the Estate of DAVID ALLEN
14 HEFNER c/o GRANT MORRIS DODDS Client Trust Account.

15 IT IS FURTHER ORDERED that the Personal Representative is authorized to execute
16 and deliver the appropriate conveyance of the estate's interest in and to the real property to the
17 purchaser, as vesting is directed by lender or escrow agent, in accordance with the foregoing.
18

19 DATED: June 12, 2020.

20
21 
22 DISTRICT JUDGE

23 GRANT MORRIS DODDS, PLLC

24 
25 ROBERT L. MORRIS, ESQUIRE
26 Nevada Bar No. 9129
27 2520 St. Rose Parkway, Suite 319
28 Henderson, NV 89074

Estate of DAVID ALLEN HEFNER, Deceased
Case No. PR 0814019

Notarially witnessed and signed by me, the County Clerk of Lincoln County, Nevada, in the presence of the parties to this document, and a full, true and correct copy of this document is filed in the County Clerk's Office, Pioche, Nevada, on this 12th day of June, 2020.

County Clerk