

A.P.N. No.:	010-182-06
Escrow No.:	86057
Recording Requested By:	
When Recorded Mail To:	
Matthew Moonin	
8405 Starstruck Avenue	
Las Vegas, NV 89143	

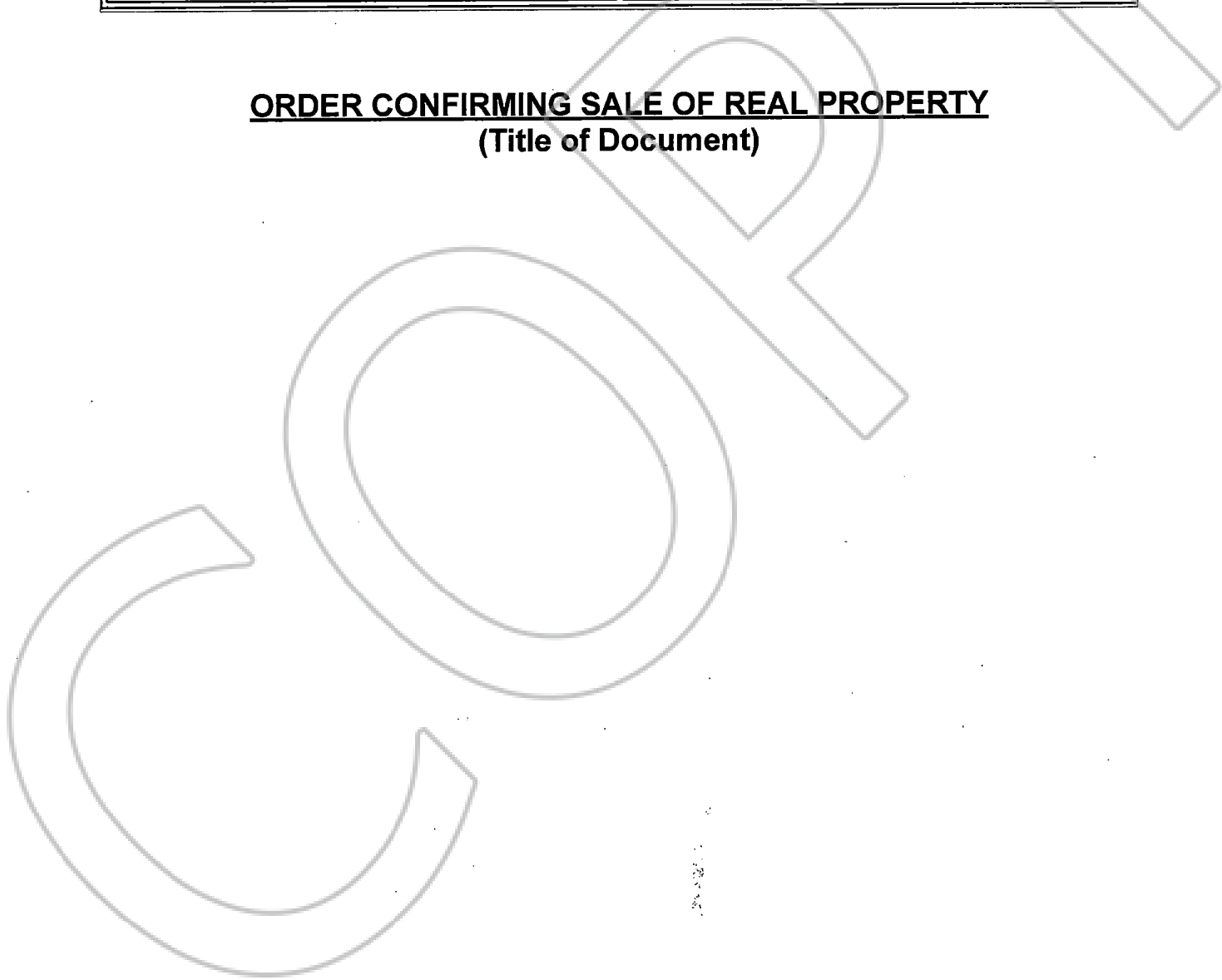
LINCOLN COUNTY, NV **2023-163932**
 Rec:\$37.00
 Total:\$37.00 **03/14/2023 02:44 PM**
 COW COUNTY TITLE CO Pgs=5 AK



OFFICIAL RECORD E99
 AMY ELMER, RECORDER

(for recorders use only)

ORDER CONFIRMING SALE OF REAL PROPERTY
(Title of Document)



FILED

2023 MAR 13 AM 7:35

LISA C. LLOYD
LINCOLN COUNTY CLERK
LDL
DEPUTY

1 ORDR
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3 Nevada Bar No. 12181
4 DAVID L. BINDRUP, ESQUIRE
5 Nevada Bar No. 11919
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12 Attorneys for MATTHEW MOONIN, Petitioner

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DISTRICT COURT
LINCOLN COUNTY, NEVADA

In the Matter of the Estate of

Case No.: PR1001822

STEVEN H. MOONIN,

Dept. No.: Probate

Deceased.

ORDER CONFIRMING SALE OF REAL PROPERTY

Date:
Time: 9:30 a.m.

The return and petition of MATTHEW MOONIN, Executor of the Estate of STEVEN H. MOONIN, Deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court, and after examining the verified return and petition, and hearing the evidence, the Court finds:

1. Due notice of the hearing of the Return and Petition has been given as required by law and that all of the allegations of the Petition are true.
2. The sale was legally made and fairly conducted; that notice of the time, place, and terms of the sale was given as prescribed by law.

1 3. The property was appraised within one year prior to the sale and the sum offered
2 represented the fair market value of the property sold.

3 4. The real estate commission on the sale for the entire parcel is 6% or \$19,800.

4 5. The sale price is not disproportionate to the value of the property sold and it does
5 not appear that a sum exceeding the sale price by at least \$5,000 may be obtained.
6

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

9 7. THEREFORE, IT IS ORDERED that the sale of the real property hereinafter
10 described to TIMOTHY F. JOHNSON for the total sales price of \$330,000.00 is hereby
11 confirmed. The property sold is located at 5620 Froom Ave, Alamo, NV 89001, more particularly
12 described as follows:
13

14 LOT 27, OF SUNSET ACRES TRACT NO. 2, ACCORDING TO THE OFFICIAL MAP
15 THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY
16 ON JANUARY 10, 1985, IN BOOK A, PAGE 239, OF PLATS, AS FILE NO. 81809.
17

18 APN: 010-182-06

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

5 DATED: MARCH 10, 2023.

6
7 
DISTRICT JUDGE

8 DAVID BINDRUP LAW FIRM, PLLC

9 
KATIE BINDRUP, ESQUIRE

10 Nevada Bar No. 12181

11 10424 S. Eastern Avenue, Ste. 101

12 Henderson, NV 89052

13 Attorneys for the Petitioner

14 Estate of STEVEN H. MOONIN, Deceased

15 Case No.: PR1001822
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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, Pioche, 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

13th day of March, 2023.

John Deoli
Clerk/Deputy Clerk