

LINCOLN COUNTY, NV

2023-166122

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/31/2023 10:52 AM

FIRST AMERICAN TITLE INSURANCE COMPANY #4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E99

A.P.N.: 001-071-17

File No: 107-2668425

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
David C Johnson, Esq.
1160 N Town Center Dr #140
LV NV 89144

Order Confirming Sale

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

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

Administrator:
Samantha Barbee Horowitz Johnson
2024 Aspen Oak St
LV NV 89134

FILED

2023 OCT 13 PM 12:58

LISA C. LLOYD
LINCOLN COUNTY CLERK
lcc
REPUTY

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7 **DISTRICT COURT**

8 **LINCOLN COUNTY, NEVADA**

9 In the Matter of the Estate of)

10)
11 **STEPHANIE W. ALLEN**)
(a.k.a. **STEPHANIE WILLA ALLEN**),)

12)
13 Deceased.)

Case No.: PR0300823
Dept. No.: 2
Date of Hearing: 10/13/2023
Time of Hearing: 1:00 p.m..

14 **ORDER CONFIRMING SALE**

15 The Return of Sale and Petition for Confirmation of Sale filed by **SAMANTHA**
16 **BARBEE HOROWITZ JOHNSON**, Administrator for the above-entitled estate, has come
17 on regularly for hearing, and,

18 **THE COURT FINDS THAT:**

- 19 1. Due notice of the hearing was given, as required by law.
20 2. The property to be sold is described as:

21 **All that real property situated in the County of Lincoln, State of**
22 **Nevada, bounded and described as follows:**

23 **Lots 40, 41 and 42 in Block 36 as shown on the official map of the**
Town of Pioche, now on file and of record in the office of the
24 **County Recorder of Lincoln County, State of Nevada**

25 **More commonly known as 549 Pioche Street, Nevada**
APN: 001-071-17
26 **(f.k.a. 01-071-09 and 01-071-10)**

1 3. The sale of this real property is for the advantage, benefit, and best interest of the
2 estate and its beneficiaries.

3 4. The requirements of NRS 148.260 have been satisfied.

4 5. The purchase price is not disproportionate to the property's value, and no bid
5 exceeding the offer by at least five percent (5%) has been obtained.

6
7 WHEREFORE, it is hereby ordered that:

8 1. The sale of the above-described property to **PATRICK SMITH** and **BRENDA ANN**
9 **OTT-UDELL** for \$195,000.00 is hereby confirmed.

10 2. The Administrator is authorized and directed to execute the appropriate
11 agreements and conveyances to be delivered to the Buyers upon closing of escrow.

12 3. The payment of a real estate commission of six percent (6%) of the sale price is
13 approved.

14 4. All net proceeds from the sale of the subject real property shall be distributed
15 to the Client Trust Account of Johnson & Johnson, PC.

16 5. The Petitioner shall execute the appropriate agreements and conveyances,
17 notwithstanding the requirement that the Order be stayed for the notice of entry of order
18 period set forth in NRCP Rule 62.

19 Dated October 13, 2027

20
21 
DISTRICT COURT JUDGE

22 Submitted by:

23
24 _____
25 **RYAN D. JOHNSON, ESQ.**
26

[Faint, illegible text, possibly a stamp or signature area]

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

25th day of October, 2025.

[Signature]
Clerk/Deputy Clerk