

**APN# : 004-332-23**

**Recording Requested By:**

Western Title Company, LLC

**Escrow No.:** 105707-KDJ

**When Recorded Mail To:**

Western Title Company

2310 S. Carson St. Suite 5A

Carson City NV 89701

**Mail Tax Statements to: (deeds only)**

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\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

**Signature**



**Alicia Wilson**

**Escrow Assistant**

**Order Confirming Sale of Real Property and Payment of Costs**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

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AUG - 5 2019

Douglas County  
District Court Clerk

FILED

2019 AUG -5 PM 1:44

1 CASE NO. 19-PB-0042

2 DEPT. NO. II

3 The undersigned affirms that this document **DOES NOT** contain  
4 a Social Security Number or personal information.GEOFFREY R. WILLIAMS  
A. NEWTON  
BY \_\_\_\_\_ DEPUTY5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
6 IN AND FOR THE COUNTY OF DOUGLAS

7 In the Matter of the Estate

8 of

**ORDER CONFIRMING SALE OF REAL  
PROPERTY AND PAYMENT OF COSTS**9 MARJORIE TROWBRIDGE,  
1011 Deceased.  
12

13 THIS MATTER came on before the Court on the 5<sup>th</sup> day of August 2019, on the Verified  
14 Petition for Confirmation of Sale of Real Property and Payment of Costs ("Petition") filed by  
15 STEPHEN WALSH, Douglas County Public Administrator and the Court-appointed Administrator  
16 ("Administrator") of the above-referenced estate. Present in Court were the Administrator, together with  
17 his counsel, MICHAEL SMILEY ROWE, ESQ. Charles Kitchen of Charles Kitchen Realty was also  
18 present on behalf of the proposed buyers.

19 Based upon the Petition and the Notice of Private Sale; Notice of Hearing to Confirm Sale,  
20 both of which were filed on 12 July 2019, and all previous pleadings filed in this Estate, together with  
21 the representations made in open Court at the hearing on the Petition, the Court hereby finds and orders  
22 as follows:

23 1. After the hearing on the Petition was called to order by the Court, the Court inquired  
24 of all those in the courtroom whether there was any person attending the hearing who wished to bid on  
25 the property. No person present wished to bid on the property.  
26

27 ///

Mailing Address  
P.O. Box 2080  
Minden, NV 89423  
Facsimile (775) 782-3685

Law Office of Michael S. Rowe  
Attorney At Law

Physical Address  
1638 Esmeralda Street  
Minden, NV 89423  
(775) 782-8141

28

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2. A Proof and Statement of Publication of the Notice of Private Sale; Notice of Hearing to Confirm Sale was filed on 1 August 2019. The publication of the Notice of Private Sale; Notice of Hearing to Confirm Sale occurred on 18, 20, and 25 July 2019. Thus, the Court finds and concludes that the requirements of NRS 148.220 have been met by the Administrator.

3. The Carson City property which is the subject of this Order, the sale of which is hereby confirmed, is commonly known as 400 S. Saliman Road, #30, Carson City, Nevada, 89701. The property has been assigned Carson City Assessor's Parcel No: 004-332-23.

4. The Administrator advised the Court that, pursuant to NRS 144.020 and NRS 144.030, an appraisal was performed on the property. The appraiser opined that the value of the Decedent's property as of the date of death (29 April 2018) was \$82,000.00. A copy of the Appraisal Report was attached to the Petition as Exhibit A.

5. The Administrator, through his listing agent Charles Kitchen of Charles Kitchen Realty, Carson City, Nevada, has marketed the property of the Decedent. As a result of such efforts, an offer has been received from Andrew A. Dyken and Janet L. Dyken of the Dyken Family Trust in the amount of ONE HUNDRED EIGHT THOUSAND AND NO CENTS (\$108,000.00) containing the following terms:

Purchase price:	\$108,000.00
Deposit:	\$1,000.00
Escrow Costs:	50% Seller/50% Buyer
Transfer Tax:	50% Seller/50% Buyer
CIC Association transfer fee:	50% Seller/50% Buyer
CIC Association set up fee:	50% Seller/50% Buyer
CIC Capital Contribution fee:	50% Seller/50% Buyer
Buyers' funding:	Cash
Title Insurance:	Owner's Policy paid by Seller

Offer is an "as is, court approved sale"; no warranties or guaranties.  
Buyers to pay for all inspections desired or waive inspections.  
Escrow to close on or before 8/31/19, if Court approves.

///

1 Attached as Exhibit B to the Petition was a copy of the Residential Offer and Acceptance  
2 Agreement ("Agreement") whereby both the Administrator and the potential Buyers acknowledged  
3 that Buyers agree to accept the home "AS-IS".

4 Based upon the above and foregoing, the Administrator requested that the sale of the  
5 real property and improvements owned by the Decedent to Andrew A. Dyken and Janet L. Dyken of  
6 the Dyken Family Trust for the purchase price of \$108,000.00 be confirmed.

7  
8 6. Based upon the Agreement attached to the Petition as Exhibit B, this Court enters an  
9 order confirming the sale of the property to Andrew A. Dyken and Janet L. Dyken of the Dyken Family  
10 Trust subject to the terms of the offering set forth hereinabove.

11 7. The Court hereby ratifies, confirms and approves of the Administrator's payment of  
12 a real estate commission in the amount of \$4,320.00 to Charles Kitchen Realty as set forth in the  
13 Agreement.  
14

15 8. It is also ordered by the Court that the Administrator may, to the extent he is required  
16 to do so, pay such funds as are required by the terms of the sale which are set forth in the Petition. For  
17 example, title company and escrow costs are to be paid one-half by the Seller. It is the order of the  
18 Court that the Administrator may pay any of the costs of the Seller as such costs are set forth in the  
19 Petition and Exhibit B thereto.  
20

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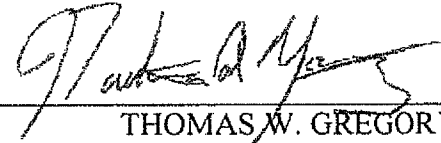
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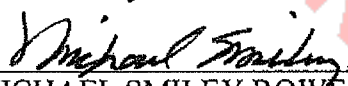
28 ///

9. The Court hereby enters its order ratifying, confirming and approving of each, every and all of the actions taken by the Administrator in listing, and now selling, the Decedent's property. Further, the Court ratifies, confirms and approves of each and every of the terms of the purchase of the Decedent's property as set forth in the Petition for Confirmation of Sale of Real Property and Payment of Costs.

DATED this 5<sup>th</sup> day of August, 2019.

  
THOMAS W. GREGORY  
DISTRICT COURT JUDGE

Submitted by

  
MICHAEL SMILEY ROWE  
Nevada Bar Number 1374  
1638 Esmeralda  
Minden, Nevada 89423  
(775) 782-8141  
Attorney for the Petitioner

UNOFFICIAL COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 8/5/19  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By ANOMER Deputy