

FILED
97 MAY -7 09:12
JUDICIAL DISTRICT COURT
BY DEPUTY

167557

CASE NO.: CV96-03079

DEPT. NO. 7

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

In the Matter of the Estate

ORDER

VERA CLAYTON MONTE, aka
VERA C. VERES,

Deceased.

The return and petition of Penelope E. Christie, Executor of the Estate of Vera Clayton Monte aka Vera C. Veres, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 7th day of May, 1997, the Court after examining the verified return and petition, and hearing the evidence, finds:

1. The due notice of the hearing of such return and petition has been given as required by law and that all of the allegations of said petition are true.

2. That said sale was legally made and fairly conducted; that notice of the time, place, and terms of the sale was given as prescribed by law.

3. That said property was appraised within one year prior to said sale and that the sum offered represented the fair market value of the property sold.

4. That the sale price is not disproportionate to the value of the property sold and it does not appear that a sum exceeding such sale price by at least 10% may be obtained.

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1 IT IS THEREFORE ORDERED that the sale so made of the real property described below to Wild
2 Balance Corp. for the sum of \$50,000.00 payable on the terms set forth in the return of sale filed herein on
3 April 15, 1997, be, and the same is hereby confirmed; that a particular description of said property is as
4 follows:

5 TOWNSHIP 21 NORTH, RANGE 54 EAST, M.D.B.&M.
6 SECTION 4: S ½

7 IT IS FURTHER ORDERED that said Executor of the Estate of Vera Clayton Monte aka Vera C.
8 Veres, deceased, is hereby authorized and directed to pay the title insurance premium, real property transfer
9 tax and customary closing costs and prorations incident to such sale through a proper escrow established
10 for such purposes, and upon receipt of the purchase price aforesaid through such escrow said Executor is
11 directed to execute appropriate conveyances in favor of said purchaser to be delivered through such escrow.
12 DATED this 7 day of May, 1997.

13 *Peter I. Breen*

14 DISTRICT JUDGE

15 *James M. Walsh*

16 James M. Walsh, Esq.
17 Nevada Bar No. 796
18 Hale, Lane, Peek, Dennison,
19 Howard, Anderson & Pearl
20 100 West Liberty Street,
21 Reno, Nevada 89501
22 Attorney for Petitioner

23 BOOK 310 PAGE 219
24 OFFICIAL RECORDS
25 RECORDED AT THE REQUEST OF
26 *West American, Inc.*
27 97 JUL 31 AM 11:07
28 EUREKA COUNTY NEVADA
29 M.N. REBALATI, RECORDER
30 FILE NO. _____
31 FEES \$ 8.02

32 167557

33 CERTIFIED COPY
34 The document to which this certificate is at
35 tached is a full, true and correct copy of the
36 original on file and of record in my office.
37 DATE: JUL 24 1997
38 JUDITH BAILEY, Clerk of the Second Judicial
39 District Court, in and for the County of
40 Washoe, State of Nevada.
41 *[Signature]*
42 Deputy.

43 BOOK 310 PAGE 220²

44 RAWPDATAJUMW118670001PLEADINDGORDER.SAL