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Case No. 1208

170835

FILED

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JOAN SHANGLE
EUREKA COUNTY CLERK
BY *J. Dammann* DEPUTY

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF
THE STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA

In the Matter of the Estate of
ELMER F. SCHROEDER, also known
as ELMER SCHROEDER,

Deceased.

ORDER CONFIRMING SALE
OF PROPERTY

ELWOOD WRIGHT, the duly appointed, qualified and acting

Administrator with Will Annexed of the Estate of ELMER F.

SCHROEDER, deceased, having filed herein his Return of Sale of the
hereinafter described property and his Petition to Confirm said

Sale; and the matter coming on for hearing the 16th day of October,
1998;

It appearing that notice has been given of said hearing of

said Return and Petition in the manner and form required by law;

It further appearing that by written Contract of Purchase

and Sale, dated September 4, 1998, the Petitioner did sell by

private sale the hereinafter described property to PAUL D. OWENS

and CHRISTINE M. BINGHAM, husband and wife, for the total sum of

\$35,000.00:

Lots 9 and 10, Block 4, as shown on the official
plat of the Subdivision of Crescent Valley Ranch
and Farms, Inc., Unit No. 1, filed in the Office
of the County Recorder of Eureka County, Nevada,
on April 6, 1959, as Document No. 34081.

1 TOGETHER with any and all buildings and improve-
ments situate thereon.

2 That the total purchase price of \$35,000.00 is to be paid in
3 cash upon the closing of the sale.

4 It further appearing to the Court that the said property has
5 been appraised within one year from the time of sale and the
6 appraisement thereof has been filed with the Clerk of the above
7 Court, and that the sum bid for the property is not disproportion-
8 ate to the appraised value thereof and that the sale price repre-
9 sents the fair market value of the property.

10 It further appearing to the Court that said sale was duly
11 made pursuant to the authority granted in the Will and also pursu-
12 ant to the authority granted in NRS, Section 148.080.

13 It further appearing and the Court finds that it is for the
14 best interest of said Estate that the property be sold.

15 The Court finds that the said sale was fairly and legally
16 conducted, that the purchase price of the property is the best that
17 can be obtained, and is commensurate with the value of said prop-
18 erty.

19 NOW THEREFORE, good cause appearing, IT IS HEREBY ORDERED,
20 ADJUDGED AND DECREED that the sale of the above described property
21 to PAUL D. OWENS and CHRISTINE M. BINGHAM, husband and wife, for
22 the sum of money and on the terms and conditions above set forth,
23 and as more specifically set forth in the Contract of Purchase and
24 Sale, dated September 4, 1998, be, and the same hereby is, con-
25 firmed and the Administrator of the above Estate is hereby author-
26 ized to execute and deliver to the purchaser a Deed for said prop-
27 erty upon the closing of the sale.

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IT IS FURTHER ORDERED that the Administrator is authorized to pay, at the expense of the Estate, the usual and necessary expenses of sale, including recording costs and transfer tax. IT IS FURTHER ORDERED that the property sold as aforesaid is all of the right, title and interest of ELMER F. SCHRÖDER, Deceased, and all of the right, title and interest of his Estate, whether acquired by operation of law or otherwise, in and to the above described real property.

SO ORDERED this 16th day of October, 1998.

Dan L. Lopez
DISTRICT JUDGE

SEVENTH JUDICIAL DISTRICT COURT,
IN AND FOR COUNTY OF EUREKA } SS
STATE OF NEVADA
I, the Undersigned COUNTY CLERK, and EX-Officio CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY that the foregoing is a full, true and correct copy of the original on file in my office and that I have carefully compared the same with the original.
WITNESS, My Hand and Seal of said DISTRICT COURT, this 16 day of Oct. 1998
John Shumaker
County Clerk and Ex-Officio Court Clerk
V. Dammann
Deputy Clerk

BOOK 322 PAGE 611
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Russ & Corbett
98 OCT 16 AM 10:37
EUREKA COUNTY NEVADA
M.H. REBALZATI, RECORDER
FILE NO. FEES \$9.00
170835

BOOK 322 PAGE 013