

ORIGINAL

FILED

Code No. 28
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2001 OCT -4 AM 11:06

AMY HARVEY, CLERK

By *[Signature]*
 DEPUTY

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

IN THE MATTER OF THE GUARDIANSHIP
 OF THE PERSON AND ESTATE

Case No. CV98-06632

EVELYN BLAIR YOUNG,
 an adult ward.

Dept. No. 2

ORDER FOR CONFIRMATION OF SALE OF REAL PROPERTY

The Return of Sale at private sale and Petition for Confirmation of Sale filed herein by MARY DIEHL, Guardian of the estate and person of EVELYN BLAIR YOUNG, adult ward, came on regularly for hearing, as noticed on the 2nd day of October 2001, said Guardian being present in person and the Court having taken bid in open court, does now find and decide as follows:

1. That the notice for hearing the Return of Sale and Petition for Confirmation was given as required by law.

2. That the adult ward has an undivided one-half joint tenancy interest in the subject real property, together with joint tenant, MARY DIEHL, with: 541 West Clark St., Town of Eureka, County of Eureka, State of Nevada, which has been appraised as of the date of March 20, 2001 for the fair market value of \$15,000.00.

3. That it is in the best interests of the Guardianship of

1 EVELYN BLAIN YOUNG that the real property interest described in
2 said Petition for Confirmation, to wit: an undivided one-half joint
3 tenancy interest be sold.

4 4. That the notice of the time and place of holding said sale
5 was published in the manner and for the time required by law and by
6 order of the Court.

7 5. That at the private sale duly noticed for September 11,
8 2001 at the Law Office of David K. Baba, 145 Ryland St., Reno,
9 Nevada a bid was accepted by MARY DIEHL, Guardian on behalf of the
10 Guardianship estate from MARY DIEHL of \$7,500.00 for the ward's
11 one-half joint tenancy interest of said estate.

12 6. That bids were called for in open Court, and that the bid
13 of MARY DIEHL was the highest bid tendered. That the bid for the
14 property is not disproportionate to the value of the real property
15 and a sum exceeding said bid cannot be obtained.

16 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:
17 That the sale of the real property, commonly known as 541 West
18 Clark St., City of Eureka, County of Eureka, State of Nevada, more
19 particularly described as:

20 COMMENCING at NW Corner of Lot One, Block
21 Eighty-Two, thence N. 79° 48' E., along the
22 North side of Lot One, a distance of Forty
23 Feet to a point, thence S. 11° 26' E., to a
24 point on the South side of line of Lot Two
25 in Block Eighty-two, thence S. 25° 53' E. to a
26 point on the South side line of Lot Three in
27 Block Eighty-two, thence S. 80° 14' W., along
28 the South side line of Lot Three to the SW
Corner of Lot Three, Block Eighty-two, thence
North along the West end line of Lots One,
Two and Three, in Block Eighty-two, the NW
Corner of Lot One, the place of beginning.

1 Part No. 1-084-01

2 Togther with all buildings and improvements situate
3 thereon.

4 is hereby confirmed and upon payment of the price upon the terms,
5 as aforesaid the Guardian of the estate and person of EVELYN BLAIR
6 YOUNG, an adult ward is directed to convey by appropriate deed the
7 one-half, undivided joint tenancy interest of the adult ward in
8 said real property, to said purchaser and is authorized to pay the
9 closing costs, title insurance premiums, real property transfer
10 taxes, appropriate prorations, and other miscellaneous costs or
11 expenses incidental to this sales transaction, including attorney
12 fees to DAV K. BABA Esq. of \$480.00 and costs of \$44.48.

13 DAT: This 2nd day of October, 2001.

14 So Recommended: Charles D. Kelly - Master
15 So Ordered: Charles D. Kelly
16 DISTRICT JUDGE

17 CERTIFIED COPY

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

21 DATE: OCT - 4 2001
22 AMY HARVEY, Clerk of the Second Judicial
23 District Court, in and for the County of
24 Washoe, State of Nevada

25 By [Signature] Deputy

26 BOOK 344 PAGE 137
27 OFFICIAL RECORDS
28 RECORDED AND REQUEST OF
29 David Baba, atty
30 01 OCT - AM 11:26

31 BUREAU CITY, NEVADA
32 M.N. REBANTI, RECORDER
33 FILE NO. FEES 16.00

34 177007

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36 BOOK 344 PAGE 139