

APN # 007-392-03

Recording Requested By:

Name Marvel & Marvel, Ltd

Address 217 Idaho St.

City/State/Zip Elko, NV 89801

EUREKA COUNTY, NV

Rec: \$35.00

Total: \$35.00

MARVEL & MARVEL LTD

2019-238456

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LISA HOEHNE, CLERK RECORDER

Order Confirming Sale  
of Real Property  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

1 CASE NO.: PR1611348

NO. \_\_\_\_\_ FILED \_\_\_\_\_

2 DEPT. NO.: 1

APR 19 2019

3  
4 By Eureka County Clerk  
5

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

8 **IN THE MATTER OF THE ESTATE OF**  
9 **ERIC JOHN PASTORINO**

10 **Deceased.**

**ORDER CONFIRMING SALE**  
**OF REAL PROPERTY**

11  
12 The Return of Sale of Real Property and Petition for Approval and Confirmation of Sale of  
13 Petitioner, DAVID A. PASTORINO, Executor of the Estate of ERIC JOHN PASTORINO,  
14 deceased, having come on regularly to be heard before this Court on the 19<sup>th</sup> day of April, 2019,  
15 the Court, after examining the verified Return and Petition, finds:

16 1. That the Petitioner has given due notice of the hearing of such Return and Petition as  
17 required by law and that all of the allegations of said Petition are true.

18 2. That by Order of the Court on March 1, 2017, Petitioner was discharged from the  
19 requirement of publishing a Notice of Sale for the Decedent's real property.

20 3. That on February 28, 2019, Petitioners sold the subject vacant real property at  
21 private sale to JANA L. ROWE and STEPHEN ROWE, for the sum of SIXTY THOUSAND  
22 DOLLARS (\$60,000.00), subject to court confirmation, this being the highest and best bid made,  
23 and that said sale was legally made and fairly conducted.

24 4. That the real property so sold is situate, lying and being in the County of Eureka,  
25 State of Nevada, APN 007-392-03, commonly known as 380 Frontier Street, Eureka, Nevada, and  
26 more particularly described as follows:  
27  
28

1 Lot 4 as shown on that certain Parcel Map for E and R Inc. filed in the  
2 office of the County Recorder of Eureka County, State of Nevada, on  
3 October 1, 1984, as File No. 96029, being a portion of Parcel "G" of the  
4 Large Division Map of E1/2 of Section 17, Township 20 North, Range 53  
5 East, MDB&M.

6 5. That DAVID A. PASTORINO, Successor Trustee of the ERIC J. PASTORINO  
7 FAMILY TRUST, the sole named beneficiary of the Estate of ERIC J. PASTORINO, and DAVID  
8 A. PASTORINO in his individual capacity, and sole heir, next of kin and sole interested person of  
9 the Estate of the Decedent, has consented in writing to waive the requirement of obtaining an  
10 appraisal of the real property of the Estate subject to this sale, and pursuant to NRS 148.260(2)(b)  
11 desires to rely on the assessed value for taxation purposes of the subject vacant real property in  
12 obtaining a confirmation of the sale.

13 6. The assessed value for taxation purposes of the subject vacant real property, as of the  
14 date of death of the Decedent, was the sum of FORTY-FOUR THOUSAND FIVE HUNDRED  
15 AND TWENTY DOLLARS (\$44,520.00).

16 7. That the sale price appears reasonable and is not disproportionate to the value of the  
17 property sold, and it does not appear that a sum exceeding such sale price by at least FIVE  
18 THOUSAND AND NO/100 DOLLARS (\$5,000.00), may be obtained.

19 8. That it is necessary that said real property be sold in order that the proceeds thereof  
20 may be applied to the costs and expenses of administration of said Estate, and that it is for the  
21 advantage, benefit and best interest of said Estate and those interested therein that said real  
22 property be sold.

23 9. That the Estate shall pay for a Standard Owner's Policy of Title Insurance, transfer  
24 taxes, and one-half (1/2) of escrow fees.

25 10. That the Estate shall pay a broker's commission equal to three percent (3%) to the  
26 buyer's real estate brokerage, Keller Williams Group One Sparks, from the proceeds of the sale of  
27 the said real property.

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///

**WHEREFORE IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:**

1. The sale of the above-described real property to JANA L. ROWE and STEPHEN ROWE, for the sum of SIXTY THOUSAND DOLLARS (\$60,000.00), be and the same is hereby confirmed;

2. the Petitioner herein, as Executor, is hereby authorized and directed to close the sale through a proper escrow established for such purpose;

3. the Petitioner is further directed to execute all appropriate conveyances and documents to the purchaser in connection therewith;

4. the Petitioner is hereby authorized to pay the broker commissions associated with the sale of the subject property, a Standard Owner's Policy of Title Insurance, one-half (1/2) of escrow fees, the transfer tax, and any other closing costs and prorations incident to said sale and to perform all other acts necessary to complete this sale in compliance herewith; and,

5. the Petitioner is directed to record a certified copy of this Order with the Office of the Eureka County Recorder.

DATED this 19<sup>th</sup> day of April, 2019.

HONORABLE JUDGE DOBRESCU  
DISTRICT COURT JUDGE, DEPT 1

Submitted and Approved by:

MARVEL &amp; MARVEL, LTD.

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*Attorneys for Petitioner/Estate*

SEVENTH JUDICIAL DISTRICT COURT  
IN AND FOR THE COUNTY OF ELUREKA  
STATE OF NEVADA } SS

I, the Undersigned COUNTY CLERK ~~RECORDS~~ and Ex-Officio  
CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY  
that the foregoing is a true and correct copy of the original as the same lies in my office.

WITNESS, My hand and seal of said DISTRICT COURT,  
this 11 day of April 20 19

County Clerk Recorder and Ex-Officio Court Clerk  
[Signature] Deputy Clerk Recorder