

APN No.: 008-320-02; 008-040-01; 008-120-01
Escrow No.: 21023504-KF

Recording Requested By:
First Centennial Title Company of Nevada
1450 Ridgeview Dr, Ste 100
Reno, NV 89519

When Recorded Return to:
John White, Esq.
White Law Chartered
335 W. First St
Reno, NV 89503

Mail Tax Statements to:
Nevada Vanadium, LLC, a Nevada Limited
Liability Company
3993 Howard Hughes Pkwy Ste 600
Las Vegas, NV 89169

EUREKA COUNTY, NV **2022-247976**
Rec:\$37.00
\$37.00 Pgs=5 **04/15/2022 11:55 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
LISA HOEHNE, CLERK RECORDER

SPACE ABOVE FOR RECORDERS USE

ORDER CONFIRMING SALE OF REAL PROPERTY - EUREKA COUNTY
(Title of Document)

Please complete Affirmation Statement below:

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

Zenny V. Cabagbas

Print Signature

ESCROW OFFICER

TITLE

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

Alvin S. Lewis
CLERK OF THE COURT

1 ORDR
2 John White, Esq. SB#1741
3 White Law Chartered
4 335 W. First st.
5 Reno, NV 89503
6 775-322-8000/john@whitelawchartered.com
7 Attorney for Co-Petitioners

8
9 EIGHTH JUDICIAL DISTRICT COURT
10 CLARK COUNTY, NEVADA

11 In the Matter of the Estate of: Case No. P-20-105321-E
12 John C. Gretlein, Sr., Deceased. Dept. No. PC-1
13 _____

14
15 ORDER CONFIRMING SALE OF REAL PROPERTY

16 This matter came before the Court on January 28, 2022, upon the petition for confirmation
17 of the sale of real property filed by John C. Gretlein Jr. and Vonda Fischer, co-Administrators of the
18 Estate of John C. Gretlein, Sr., deceased. The petition sought confirmation of the sale of the real
19 property owned by the decedent located in Counties of Eureka and Nye commonly called Fish
20 Creek Farm/Ranch.
21

22 The Court finds that due notice of the hearing has been given as required by law. That said
23 sale was legally made and fairly conducted; that notice of the time, place and terms of the sale was
24 given as prescribed by law; that waivers have been accepted by all of the legal heirs of the Estate.
25 The Court finds that the purchase price is not disproportionate to the value of the property sold.

26 ///

1
2 NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

3 1. The Court confirms the sale of the real property owned by Decedent located in Nevada
4 Fish Creek Farm/Ranch Eureka County APNs 008-320-02; 008-040-01; 008-120-01 and Nye
5 County APN 007-371-02, along with the listed personal property, cattle and equipment, to Nevada
6 Vanadium LLC, 91 S. Main St., Eureka, NV 89316, for the sum of \$4,200,000.00 Dollars, cash,
7 according to the terms and conditions of the Purchase Agreement for said property attached to the
8 petition.
9

10 2. The sale is strictly "as is" with no warranties, express or implied, being made by the
11 Seller.
12

13 3. The real estate commission of 4% is reasonable and to be divided with 2% to the Buyer's
14 agent and 2% to the Seller's agent (in this case is the same agent), in the case of an overbid the
15 Buyer's agent commission being equally split between the original Buyer's agent and the overbid
16 Buyer's agent.
17

18 4. Upon fulfillment of all requirements of the escrow, Nevada Vanadium, LLC, shall be
19 vested with all right, title, and interest now held by the Estate of John C. Gretlein, in the property
20 commonly known as Fish Creek Ranch legally described as follows:

21 Eureka County APNs: 008-320-02 Fish Creek, 008-040-01 Bartine,
22 008-120-01 Faulkner; and Nye County APN: 007-371-02 Monitor Valley,

23 to include all the cattle, equipment and water rights as listed in the Purchase Agreement.


24 Said title shall pass pursuant to the disclaimers of warranty and other disclaimers contained in the
25 Notice of Intent to Sell Real Property previously filed with this court, as well as the Purchase
26 Agreement which was executed by the putative purchaser and seller.

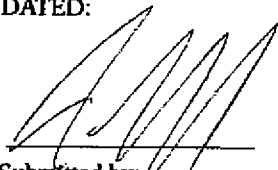
27 John C. Gretlein, Jr. and Vonda Fischer, in their capacity as co-Administrators of the Estate of John
28 C. Gretlein, Sr., deceased, are hereby authorized and directed to, upon receipt of funds representing

1 the agreed upon purchase price, execute those documents required to transfer the property and
2 consummate the sale.

3 DATED:

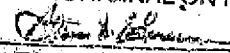
Dated this 4th day of February, 2022

By: 
DISTRICT COURT JUDGE
20B EB0 4530 79D4
Gloria Sturman
District Court Judge

4 
Submitted by:
5 John A. White, Esq.
6 SB#1741
7 White Law Chartered
8 335 W. First St.
9 Reno, NV 89503

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22 FEB 09 2022

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE


CLERK OF THE COURT

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CSERV

DISTRICT COURT
CLARK COUNTY, NEVADA

In the matter of:	CASE NO: P-20-105321-E
John Gretlein, Sr., Deceased	DEPT. NO. Department 26

AUTOMATED CERTIFICATE OF SERVICE

This automated certificate of service was generated by the Eighth Judicial District Court. The foregoing Order Confirming Sale of Real Property was served via the court's electronic eFile system to all recipients registered for e-Service on the above entitled case as listed below:

Service Date: 2/4/2022

Travis Twitchell	travis@nevadalegalcounsel.com
Celeste Guinn	celeste@nevadalegalcounsel.com
Javad Kaviani	javadkaviani@icloud.com
John White	john@whitelawchartered.com

If indicated below, a copy of the above mentioned filings were also served by mail via United States Postal Service, postage prepaid, to the parties listed below at their last known addresses on 2/7/2022

Casey Nelson	Wedgewood, LLC Attn: Casey J. Nelson 2320 Potosi Street, Suite 130 Las Vegas, NV, 89146
John White, Jr.	335 W. First Street Reno, NV, 89503