

A.P.N. No.:	001-113-05
File No.:	1783725
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stewart Title Company	
810 Idaho Street	
Elko, NV 89801	

EUREKA COUNTY, NV **2022-248774**
 Rec:\$37.00
 \$37.00 Pgs=7 09/22/2022 02:22 PM
 STEWART TITLE ELKO
 KATHERINE J. BOWLING, CLERK RECORDER

(for recorders use only)

Amended Order Confirming Sale of Real Property
(Title of Document)

1 **2810**

2
3
4
5
6 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF WASHOE**
8

9 In the Matter of the Estate of:

Case No. PR20-00503

10 MARY M. BISONI,

Dept. PR

11
12 Deceased. /

13 **AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY**

14 On August 29, 2022, Petitioner ANTHONY TOGNONI, Petitioner and Executor of the
15 Estate of MARY M. BISONI, a.k.a. MARY BISONI, deceased, filed an *Ex Parte Petition*
16 *to Amend Order Confirming Sale of Real Property* requesting to correct the legal
17 description for the Real Property and to include MARY M. BISONI's a.k.a. of MARY
18 BISONI. The Request is granted and the amended order is as follows:

19
20 The Petition of ANTHONY TOGNONI, Petitioner and Executor of the Estate of MARY
21 M. BISONI, deceased, for confirmation of sale of real property having been filed with
22 this Court on June 8, 2022; the Court being fully advised in the premises and good
23 cause appearing therefore finds:

1 1. That the Decedent died on July 22, 2020, being at the time a resident
2 of Eureka, Nevada, residing at 420 Ruby Hill Avenue, Eureka, Nevada 89316.

3 2. That Petitioner ANTHONY TOGNONI was appointed to serve as
4 Executor of the Estate of MARY M. BISONI, and was issued Letters Testamentary
5 on December 17, 2020; and such Letters have never been suspended or revoked.

6 3. That the Executor has determined it is for the advantage, benefit, and
7 best interest of the Estate and those interested therein to sell the real property,
8 subject to approval by this Court.

9 4. That the real property was listed with the Multiple Listing Service
10 between May 1, 2022 through May 31, 2022, thus pursuant to NRS 148.220(2),
11 waiver of the publication requirement set fort by NRS 148.220(1) is appropriate.

12 5. That the property at 420 Ruby Hill Avenue, Eureka, Nevada 89316 was
13 inspected and appraised within 1 year before the time of sale pursuant to NRS
14 148.260 and that said property was appraised with a value of \$190,000.00.

15 6. That Decedent's Estate in the State of Nevada includes interest in fee
16 title to a parcel of real property situated at 420 Ruby Hill Avenue, Eureka, Nevada
17 89316; APN 001-113-05, as conveyed to the Decedent by a Deed dated April 11,
18 1973, executed by H.M. Burdick, Grantor, in favor of MAYNARD E. BISONI and
19 MARY M. BISONI, his wife, as joint tenants with right of survivorship and not as
20 tenants in common, Grantees recorded on May 30, 1974 in Book 48, Official
21 Records, Page 51, Eureka County, Nevada, and conveying that certain real property,
22 more particularly described as follows:

1 PARCEL 1:

2 Lot 8, Block 72 in the Town of Eureka, according to the official
3 map thereof, filed in the Office of the County Recorder of
Eureka County, State of Nevada.

4 PARCEL 2:

5 Lot 9, Block 72, in the Town of Eureka, according to the official
6 map thereof, filed in the Office of the County Recorder of
Eureka County, State of Nevada,

7 EXCEPTING THEREFROM that portion more particularly
8 described as follows:

9 Beginning at the NW corner of Lot 9, in Block 72, thence
10 N36°44'E., a distance of 59.85 feet to a point, this being point
11 2, thence S 20°28'02" W, a distance of 35.625 feet to a point,
this being point 3, thence S41°32'04" E, a distance of 93.5 feet
to a point, this being point 4, thence N57°00'W a distance of
101.8 feet to the point of beginning.

12 PARCEL 3:

13 A portion of Lot 10, Block 72, in the Town of Eureka, according
14 to the official map thereof, filed in the Office of the County
Recorder of Eureka County, State of Nevada as more
15 particularly described as follows:

16 Beginning at the SE corner of Lot 10, in Block 72, in the Town
of Eureka, according to the official map thereof, filed in the
17 Office of the County Recorder of Eureka County, State of
Nevada as more particularly described as follows:

18 Beginning at the SE corner of Lot 10, in Block 72, thence N57°
19 .00'W, a distance of 101.8 feet to a point, this being point 2,
thence S36°32'35"E a distance of 88.167 feet to a point of said
20 south lot line of Lot 10 this being point 3, thence N64°55'E a
distance of 36.304 feet along said southline of Lot 10 to the
21 point of beginning.
22
23

1 7. That the Executor received a written offer to purchase the real property
2 from ANTONIO TOGNONI and VERONICA TOGNONI in the amount of One Hundred
3 and Ninety Thousand Dollars and No Cents (\$190,000.00). Terms of the sale
4 include an earnest money deposit of Two Thousand Five Hundred Dollars
5 (\$2,500.00); the property is being purchased in As-Is condition with zero repairs.
6 Buyer has waived all inspections and appraisal and has waived final walkthrough
7 of property. Seller to pay real estate commission of 5% total, half to seller's agent
8 and half to buyer's agent.

9 8. That a call for other bids was made pursuant to NRS 148.270, and that
10 no other bids were received.

11
12 **IT IS THEREFORE ORDERED** the Court hereby confirms, ratifies, and affirms the
13 sale of the Decedent's interest in the afore described real property bearing Assessor's
14 Parcel Number 001-113-05, located at 420 Ruby Hill Avenue, Eureka, Nevada
15 89316; from THE ESTATE OF MARY M. BISONI to ANTONIO TOGNONI and
16 VERONICA TOGNONI, in accordance with the *Residential Offer and Acceptance*
17 *Agreement and Addendum #1* attached to the Petition for Confirmation of Sale of
18 Real Property filed with this Court, for the sum of ONE HUNDRED AND NINETY
19 THOUSAND DOLLARS AND NO CENTS (\$190,000.00).

20 Pursuant to NRS 148.270(5), this Order confirming the sale is a sufficient
21 addendum to the original contract to allow escrow to close. The Executor is hereby
22 authorized by this Order to execute a Deed conveying said property as ordered.

1 The escrow agent and Executor are further authorized to pay, from the
2 proceeds of the sale, the seller's expenses of sale.

3 Further, the escrow agent and Executor are authorized to pay, from the
4 proceeds of the sale, the commission fees of 5% of the sales price of the real property.

5 DATED this 1st day of September 2022.

6 **IT IS SO RECOMMENDED.**

7 
8 _____
9 PROBATE COMMISSIONER

10 **IT IS SO ORDERED.**

11 
12 _____
13 DISTRICT JUDGE

CERTIFIED COPY

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

DATE: SEP 06 2022

ALICIA L. LERUD, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By [Signature] Deputy

5 Pages