

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):

After recording return to:

TELEPHONE NO.:

FAX NO. (Optional):

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name):

SUPERIOR COURT OF CALIFORNIA, COUNTY OF

STREET ADDRESS:

MAILING ADDRESS:

CITY AND ZIP CODE:

BRANCH NAME:

FOR RECORDER'S USE

☐ ESTATE OF☐ CONSERVATORSHIP OF (Name):☐ GUARDIANSHIP OF☐ DECEDENT ☐ CONSERVATEE ☐ MINOR**ORDER CONFIRMING SALE OF REAL PROPERTY**☐ and Confirming Sale of Other Property as a Unit

CASE NUMBER:

1. Hearing date: Time: Dept.: Rm.:

THE COURT FINDS

2. All notices required by law were given and, if required, proof of notice of sale was made.

3. a. ☐ Sale was authorized or directed by the willb. ☐ Good reason existed for the sale

of the property commonly described as (street address or location):

4. The sale was legally made and fairly conducted.

5. The confirmed sale price is not disproportionate to the value of the property.

6. ☐ Private sale: The amount bid is 90% or more of the appraised value of the property as appraised within one year of the date of the hearing.7. An offer exceeding the amount bid by the statutory percentages ☐ cannot be obtained ☐ was obtained in open court. The offer complies with all applicable law.8. The ☐ personal representative ☐ conservator ☐ guardian of the estate of the decedent, conservatee, or minor has made reasonable efforts to obtain the highest and best price reasonably attainable for the property.**THE COURT ORDERS**9. The sale of the real property legally described ☐ in item 15 on page 2 ☐ on Attachment 9☐ and other property sold as a unit described ☐ in item 15 on page 2 ☐ on Attachment 9 is confirmed to (name):

(manner of vesting title):

for the sale price of: \$

on the following terms (use item 15 on page 2 or Attachment 9 if necessary):

☐ Continued in item 15 on page 2. ☐ Continued on Attachment 9.10. The ☐ personal representative ☐ conservator ☐ guardian of the estate of the decedent, conservatee, or minor (name):

is directed to execute and deliver a conveyance of the estate's interest in the real property described in item 9

☐ and other property described in item 9 sold as a unit upon receipt of the consideration for the sale.

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☐ ESTATE ☐ CONSERVATORSHIP ☐ GUARDIANSHIP OF (Name): _____	CASE NUMBER: _____
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11. a. ☐ No additional bond is required.
 b. ☐ Additional bond is required in the amount of: \$ _____, surety, or otherwise, as provided by law.
 c. ☐ Net sale proceeds must be deposited by escrow holder in a blocked account to be withdrawn only on court order. Receipts must be filed. (*Specify institution and location*): _____

12. a. ☐ No commission is payable.
 b. ☐ A commission from the proceeds of the sale is approved in the amount of: \$ _____ to be paid as follows (*specify*): _____

13. Other (*specify, use Attachment 13 if necessary*): _____

14. Number of pages attached: _____

Date: _____

JUDICIAL OFFICER

☐ Signature follows last attachment.

15. ☐ (*Check all that apply*): ☐ **Legal description** of the ☐ real property ☐ personal property in item 9:
☐ Additional terms of sale from item 9: _____

[SEAL]	CLERK'S CERTIFICATE I certify that the foregoing <i>Order Confirming Sale of Real Property</i>, including any attached description of real or personal property, is a true and correct copy of the original on file in my office. Date: _____ CLERK, by _____, Deputy
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