

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.:

FOR COURT USE ONLY

**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 will  
b.  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.

<input type="checkbox"/> ESTATE <input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> 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]	<p style="text-align: center;"><b>CLERK'S CERTIFICATE</b></p> <p>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.</p> <p>Date: _____ CLERK, by _____, Deputy</p>
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