(Copy Receipt) (Clerk's Date Stamp)

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE	
In the Guardianship of: _____ An Incapacitated Person	CASE NO. _____ ORDER AUTHORIZING SALE OF REAL PROPERTY SUBJECT TO COURT CONFIRMATION

THIS MATTER having come before the Court this day upon the Petition of the Guardian for an order authorizing the sale of real property; the Court having reviewed the Petition and the records and files herein, the testimony of witnesses, and remarks of counsel, and makes the following:

I. FINDINGS OF FACT

1. Appearance. The following persons appeared at this hearing:

_____, Guardian

_____, Attorney for Guardian; and _____

2. Notice. All notices required by law have been given and Certificates of Service or Mailing are on file.

3. Sale of Real Property. The Guardian has requested authority to sell real property. Based on the evidence before the Court, the Court finds there is good cause for the sale of the real property and that the manner of sale and disposition of proceeds as ordered below is appropriate.

II. ORDER

IT IS ORDERED THAT:

1. The Guardian is authorized to obtain an appraisal, as necessary in the Guardian's discretion, of the real property described in the Petition.

2. The Guardian is authorized to sell the real property.

☐ legally described as follows: _____

☐ legally described as set forth in Exhibit A attached hereto, and commonly known as _____ _____ by the following statutory process:

☐ public sale

☐ private sale, using a real estate agent, if necessary

☐ sale by negotiation

3. Any sale entered into for said real property shall be expressly conditioned upon the Guardian's following the legal procedure selected above, as well as the statutory requirements for sales of real property in Guardianships. The sale must be approved and confirmed by the Court pursuant to the statute.

4. The proceeds of sale shall be applied (1) to all liens and encumbrances against the property, (2) to paying the costs of sale, (3) to paying the costs of preparing the property for sale, and (4) the balance shall be applied as follows: _____

5. Additional orders of the Court are as follows: _____

_____

_____

_____

_____

DATED AND SIGNED IN OPEN COURT THIS _____ DAY OF _____ , 20___.

_____
Judge/Court Commissioner

Signature of Attorney/Guardian	Printed Name of Attorney/Guardian, WSBA #
Address	City, State, Zip Code
*Telephone/Fax Number	Email Address

<u>*Under GR 22 (b) (6), parties' personal telephone number(s) are confidential information. If you do not want your personal phone number(s) on this public form, complete form #S2-Sealed Confidential Information and file in the confidential file.</u>