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Official Record

Recording Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page: 001 of 004

RPTT: \$0.00

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Book- 0489 Page- 0003



0213369

APN# 003-032-10

Recording Requested by and Return To:

Name Stewart Title

Address 810 Idaho St

City/State/Zip ELKO, NV 89601

1018388-23

Order to Complete and to Confirm

(Title of Document)

Sale of Real Property

This cover page must be typed or printed

FILED

1 Case No. PR-GU-08-116

2 Dept. No. I

2009 MAY 26 A 9:32

ELKO DISTRICT COURT  
CLERK DEPUTY



3  
4 IN DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT  
5 STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO

6  
7  
8 In the Matter of the Guardianship )  
9 of the Person and Estate of )  
10 **EARL E. FIELD,** )  
11 an Adult Ward )

**ORDER TO COMPLETE  
AND TO CONFIRM  
SALE OF REAL PROPERTY**

12  
13  
14  
15 A Petition to Complete and Confirm Sale of Real Property has been filed by  
16 **KATHLEEN L. JONES**, Public Guardian, and Guardian of the Person and Estate of **EARL**  
17 **E. FIELD**, Ward. A hearing on the allegations of the Petition has been held. The Court  
18 having received the evidence finds that notice of said hearing has been duly given as required  
19 by law; that the facts alleged in said Petition are true and correct; and that said Petition ought  
20 to be granted.

21 1. That Petitioner currently holds the interest of the Ward in the real property and a  
22 2004 mobile home located at 321 Pebble Lane, Crescent Valley, Nevada, State of Nevada,  
23 more particularly described as CV Unit 3 Box 11 Lot 4, APN 003-032-10. Attached to the  
24 Petition are parcel details.

25 2. That it is necessary that said real property described be sold "as is" in order that the  
26 proceeds thereof may be applied for the care and support of the Ward. That it is for the  
27 advantage, benefit and best interest of the Ward that said real property be sold. That the  
28 Petitioner is informed and believes that the sale of the Ward's residence is necessary because  
29 the Ward is no longer capable of taking care of the residence.

30 3. That the Petitioner is informed and believes that the proceeds of sale will be  
31 necessary to pay the mortgage remaining in the amount of approximately \$3,630.00 to the

1 USDA Rural Development, to pay Eureka County Treasurer for any delinquent property taxes  
2 and any remaining amount would be to purchase a pre-need funeral policy for the Ward.

3 4. That Petitioner has received an offer for said property from Mike and Carol  
4 Caldwell in the amount of Six Thousand Dollars (\$6000.00) cash, with full payment to be  
5 made on court confirmation. That terms of said sale are set forth in the Sale Offer and  
6 Agreement attached hereto as Exhibit "2" and incorporated herein by this reference.

7 5. That said sale was legally made and fairly conducted; said property has been on the  
8 market and listed with a realtor for a period exceeding five (5) months; and Petitioner believes  
9 the sale price is not disproportionate to the value of the property sold and represents the  
10 highest and best reasonably attainable price for the property for cash.

11 6. That said sale will provide sufficient funds to satisfy all liens upon said property,  
12 copies of which are attached to the Petition.

13 7. That in accordance with the provisions of law relative thereto, the undersigned  
14 Petitioner, as Guardian of the Estate and Person, published Notice of Sale, commencing on  
15 February 12, 2009 advertising for sale a certain parcel of real property, all as shown by the  
16 Affidavit of Publication on file herein.

17 8. That the Court should confirm this sale and authorize the Petitioner to execute any  
18 and all necessary closing documents, and to expend necessary charges and closing costs,  
19 including to obligate the Guardianship of the Estate to pay realtor's commissions, transfer tax,  
20 delinquent tax and other costs of sale and directing execution by Petitioner of appropriate  
21 conveyances to the purchaser in accordance with the foregoing, and authorizing the payment  
22 of the customary closing costs and prorations incident to said sale, and any liens and  
23 encumbrances upon said property.

24 IT IS THEREFORE ORDERED that an order from this Court that the sale of the real  
25 and personal property described above be confirmed and approved to the respective purchase,  
26 in the amount set forth.

27 IT IS FURTHER ORDERED That the Guardian be authorized and directed to take all  
28 actions and to execute all documents necessary to complete the sale and conveyances of the  
29 parcels of real property as set forth above, to the respective purchases; and

30 IT IS FURTHER ORDERED that this Court directs execution by Petitioner of  
31 appropriate conveyances to the purchaser in accordance with the foregoing, and authorizing

1 the payment of the customary closing costs and prorations incident to said sale, and any liens  
2 and encumbrances upon said property.

3  
4 DATED this 26 day of May, 2009.

5 /S/ J. MICHAEL MEMEO  
6  
7 DISTRICT JUDGE

8  
9  
10 RESPECTFULLY SUBMITTED BY:

11 

12  
13  
14 THEODORE BEUTEL, ESQ.  
15 DISTRICT ATTORNEY  
16 P.O. BOX 190, EUREKA, NV 89316  
17 NEVADA STATE BAR NO. 5222  
18

CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE  
26 DAY OF May 2009  
*Win Smith*  
CLERK