

DOC # 0214376

12/23/2009

10:19 AM

Official Record

Recording requested By
PERNECIA JOHNSON, PUBLIC GUARDIAN

Eureka County - NV

Mike Rebaleati - Recorder

Fee: Page 1 of 4
RPTT: Recorded By: FES
Book- 496 Page- 0283



0214376

APN# _____

Recording Requested by:

Name: _____

Address: _____

City/State/Zip: _____

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

Pernecia Johnson

Signature (Print name under signature)

Public Guardian

Title

ORDER

(Insert Title of Document Above)

Only use the following section if one item applies to your document

This document is being re-recorded to _____

-OR-

This document is being recorded to correct document # _____, and is correcting

If legal description is a metes & bounds description, furnish the following information:

Legal description obtained from _____ (Document Title), Book _____
Page _____ Document # _____ recorded _____ (date) in the
Eureka County Recorder's Office.

-OR-

If Surveyor, please provide name and address:

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

NC

FILED

DEC 18 2009

Eureka County Clerk
BY [Signature] Deputy

Case No. PR 0907-177
Dept No. 1

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF
NEVADA, IN AND FOR THE COUNTY OF EUREKA

In the Matter of the Guardianship
of the Person and Estate of
HELEN NALL,

an Adult Ward

**ORDER ON APPROVAL
TO SELL REAL PROPERTY**

A Petition for Order on Approval to Sell Real Property has been filed by
PERNECIA JOHNSON, Public Guardian, and Guardian of HELEN NALL, an Adult
Ward. A hearing of the Petition has been held. The Court having received the evidence
finds that notice of said hearing has been duly given as required by law; that the facts in
said Petition are true and correct; and that said Petition be granted.

I.

That Petitioner is the duly qualified Guardian of the Person and Estate of **HELEN
NALL**, an adult ward, that on July 29th, 2009, PERNECIA JOHNSON was appointed as
the Temporary Guardian of the Estate and Person of **HELEN NALL**. Pernecia Johnson
renewed and extended the Temporary Guardianship on August 6th, 2009. The Guardian
was appointed as the General Guardian of the Estate and Person of the above named
Ward on September 18th, 2009. She subscribed her oath of office and has since that date
served in that capacity.

1 II.

2 That the Petitioner is informed and believes that the Ward has real property
3 located at 5083 Tenabo Avenue, Crescent Valley, Nevada, 89821, more particularly
4 described as: APN: 002-026-14. Attached hereto as Exhibit "1" are Parcel details. Said
5 property has not been appraised.

6 III.

7 That it is necessary that said real property described be sold in order that the
8 proceeds thereof may be applied for the care and support of the Ward. It is for the
9 advantage, benefit and best interest of the Ward that said real property be sold.

10 IV.

11 That Petitioner is informed and believes that the sale of the Ward's residence is
12 necessary because the Ward is no longer capable of taking care of the residence. It is the
13 opinion of her doctors that she will not be able to care for her needs and therefore, will
14 continue to reside at Highland Manor Nursing Home.

15 V.

16 That the Petitioner is informed and believes that the property should be listed for
17 sale in "as is" condition, considering that funds are not available to clean the accumulated
18 materials by the Ward.

19 VI.

20 That the Petitioner has tentatively listed the property with a local real estate agent
21 for a period not exceeding 12 months; considering that if real property is not sold that
22 property could risk real property tax liabilities from the County or the Petitioner may
23 have to Petition this Court for abandonment of the property.

24 IT IS THEREFORE ORDERED that Pernecia Johnson, Public Guardian,
25 Guardian of the Person and Estate of HELEN NALL, Ward, is hereby authorized and
26 directed to continue with the listing of the real property for sale.

IT IS HEREBY FURTHER ORDERED that the Guardianship of the Estate to pay

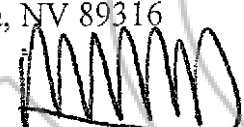
upon confirmation of the sale
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1 Realtor's commissions, closing costs, transfer tax, delinquent tax and other costs of sale
2 and directing execution by Petitioner of appropriate conveyances to the purchaser in
3 accordance with the foregoing, and authorizing the payment of the customary closing
4 costs and prorations incident to said sale, and any liens and encumbrances upon said
5 property.

6
7
8 DATED this 18 day of December 2009

9
10 
11 _____
12 DISTRICT JUDGE

13 District Attorney
14 Theodore Beutel
15 P.O. Box 190
16 Eureka, NV 89316

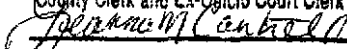
17 By 
18 _____
19 Ted Beutel
20 Nevada State Bar Number 5222

21
22 SEVENTH JUDICIAL DISTRICT COURT,
23 IN AND FOR COUNTY OF EUREKA, } ss
24 STATE OF NEVADA

25 I, the Undersigned COUNTY CLERK and Ex-Officio
26 CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY
that the foregoing is a full, true and correct copy of the original on file in
my office and that I have carefully compared the same with the
original.

WITNESS, My Hand and Seal of said
DISTRICT COURT, this 23 day of December 20 09

County Clerk and Ex-Officio Court Clerk



Deputy Clerk