

Official Record

Recording requested By
PERNECIA JOHNSON

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: Recorded By: FES
Book- 509 Page- 0165

APN# 002-026-14
Recording Requested by:
Name: Pernecia Johnson
Address: PO Box 506
City/State/Zip: Eureka NV 89316



0215929

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)
Pernecia Johnson

Public Guardian
Title

Order to Complete and to Confirm Sale
(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)

NOV 05 2010

Eureka County Clerk
BY Johanna Cantor Deputy

1 Case No. PR 0907-177

2 Dept No. 1

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

9
10 In the Matter of the Guardianship)
11 of the Person and Estate of)
12 HELEN NALL,)

13 an Adult Ward)

14
15 **ORDER TO COMPLETE**
16 **AND TO CONFIRM**
17 **SALE OF REAL PROPERTY**

18 A Petition to Complete and Confirm Sale of Real Property has been filed by
19 **PERNECIA JOHNSON**, Public Guardian and Guardian of the Person and Estate of
20 **HELEN NALL**, Ward. A hearing on the allegations of the Petition has been held. The
21 Court having received the evidence finds that notice of said hearing has been duly given
22 as required by law; that the facts alleged in said Petition are true and correct; and that
23 said Petition be granted.

24 I.

25 That Petitioner currently holds the interest of the Ward in real property located at
26 5083 Tenabo Avenue, Crescent Valley, Nevada, 89821, more particularly described as:
APN: 002-026-14. Attached to the Petition are Parcel details.

II.

That it is necessary that said real property described be sold "as is" in order that

1 the proceeds thereof may be applied for the care and support of the Ward. That it is for
2 the advantage, benefit and best interest of the Ward that said real property be sold. That
3 the Petitioner is informed and believes that the sale of the Ward's property is necessary
4 because the Ward is no longer capable of taking care of the property.

5 III.

6 That Petitioner has received an offer for said property from Bonnie Fontes in the
7 amount of Four Thousand One Hundred Dollars (\$4,100.00) cash, with full payment to
8 be made on Court confirmation. That terms of said sale are set forth in the Sale Offer
9 and Agreement attached to the Petition.

10 IV.

11 That said sale was legally made and fairly conducted; said property has been on
12 the market and listed with a realtor for a period exceeding one year; and Petitioner
13 believes the sale price is not disproportionate to the value of the property sold and
14 represents the highest and best reasonably attainable price for the property for cash, in
15 that it is unlikely that an offer or bid would be made which exceeds the original offer or
16 bid by at least five percent.

17 V.

18 That in accordance with the provisions of law relative thereto, the undersigned
19 Petitioner, as Guardian of the Person and Estate, published Notice of Sale commencing
20 on September 16th, 2010 advertising for sale a certain parcel of real property, all as shown
21 by the Affidavit of Publication on file herein.

22 VI.

23 That the Court should confirm this sale and authorize the Petitioner to execute any
24 and all necessary closing documents, and expend necessary charges and closing costs,
25 including to obligate the Guardianship of the Estate to pay Realtor's commissions,
26 transfer tax, delinquent tax and other costs of sale and directing execution by Petitioner
of appropriate conveyances to the purchaser in accordance with the foregoing, and

1 authorizing the payment of the customary closing costs and any liens and encumbrances
2 upon said property.

3 IT IS THEREFORE ORDERED that the sale of the real property described above
4 be confirmed and approved in the amount set forth.

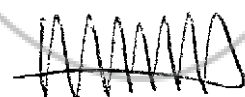
5 IT IS THEREFORE ORDERED that the Guardian be authorized and directed to
6 take all actions and to execute all documents necessary to complete the sale and
7 conveyances of the parcel of real property as set forth above, to the respective purchases
8 and

9 IT IS FURTHER ORDERED that this Court directs execution by Petitioner of
10 appropriate conveyances to the purchaser in accordance with the foregoing, and
11 authorizing the payment of the customary closing costs and any liens and encumbrances
12 upon said property.

13
14 DATED this 5th day of November, 2010

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17
18 
19 _____
20 DISTRICT JUDGE

21
22 District Attorney
23 Theodore Beutel
24 P.O. Box 190
25 Eureka, NV 89316

26
27 By 
28 _____
29 Theodore Beutel
30 Nevada State Bar Number 5222



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