

DOC # 0220335

05/07/2012

01:33 PM

**Official Record**

Recording requested by  
ROBERT J WINES PC

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$17.00

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RPTT:

Recorded By: FES

Book- 531 Page- 0226

APN: 005-080-40

**Recording Requested By:**

Robert J. Wines, Prof. Corp.



**After Recording Return To:**

Name: Robert J. Wines, Prof. Corp.

Address: 687 6<sup>th</sup> Street, Suite 1

City, State, Zip: Elko, NV 89801

Order for Confirmation of Sale of Real Property

(Title of Document)

Please complete Affirmation Statement below:

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

- or -

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: \_\_\_\_\_

DATED this 4<sup>th</sup> day of May, 2012.

Eric M. Morley  
ERIC M. MORLEY, ESQ.

1 CASE NO. PR-G1-11-78

2 Dept. No. I

12 MAY -3 PM 12:00

3 AFFIRMATION:

4 Pursuant to NRS239B.030 this document  
5 does not contain a social security number.

ELKO CO. DISTRICT COURT

CLERK DEPUTY R

6 IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT  
7 STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO  
8

9 IN THE MATTER OF THE GUARDIANSHIP  
10 OF THE PERSON AND ESTATE OF  
11 HELEN M. KLINE,

**ORDER FOR CONFIRMATION  
OF SALE OF REAL PROPERTY**

12 an Adult Ward.  
13

14 Petitioner, JAMES KLINE, filed herein his Petition for Confirmation of Sale of Real  
15 Property and Notice of Hearing of said Petition having been given as required by law, the Court  
16 hereby finds:

17 1. That Petitioner is the Guardian of the Person and Estate of HELEN M. KLINE, an  
18 Adult Ward, having been appointed by the Court on August 8, 2011, and having qualified on that  
19 same date.

20 2. That the Ward, HELEN M. KLINE, is eighty-four (84) years of age, is a resident of  
21 Elko County, Nevada, and currently resides at Highland Manor Nursing Home, 2850 Ruby Vista  
22 Drive, Elko, Nevada, 89801.

23 3. That on February 9, 2012, this Court entered an Order authorizing Petitioner to sell  
24 the Ward's interest in two parcels of land located in Eureka County, Nevada. That said Order also  
25 waived the requirement of publication for the sale of the parcels of land pursuant to NRS  
26 159.1425(4)(a).

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28 ///

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1 4. That Petitioner has received an offer to purchase one of the parcels of land from GARY  
2 ARMKNECHT and CINDY ARMKNECHT, husband and wife, for the purchase price of \$5,000.00  
3 cash. A copy of the offer is attached to the Petition as Exhibit "1" and incorporated herein by  
4 reference. The parcel of land that is the subject of this sale is more particularly described as follows:

5 TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

6 Section 14: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ;

7 EXCEPTING THEREFROM 25% of all oil, gas, oil shales, coal and other  
8 hydrocarbons and other valuable minerals as reserved by RUBY LAND  
9 CORPORATION in Deed recorded May 5, 1960 in Book 25, Page 396, Deed records  
10 Eureka County, Nevada.

11 FURTHER EXCEPTING AND RESERVING THEREFROM unto J.H. HENION  
12 25% of all oil, gas oil shales, coal and hydrocarbons, and other valuable minerals as  
13 reserved in Deed recorded May 5, 1960, in Book 25, Page 396, Deed Records,  
14 Eureka County, Nevada.

15 SUBJECT TO any and all exceptions, reservations, restrictions, restrictive covenants,  
16 assessments, easements, rights and rights of way of record.

17 TOGETHER WITH any and all buildings and improvements situate thereon.

18 TOGETHER WITH the tenements, hereditaments and appurtenances thereunto  
19 belonging or appertaining, and the reversion and reversions, remainder and  
20 remainders, rents, issues and profits thereof.

21 APN: 005-080-40

22 5. That the assessed value of the parcel of land is \$7,920.00. That Petitioner is informed  
23 and believes \$5,000.00 is a fair market value for the parcel of land. That Petitioner bases this belief  
24 on the fact that the parcel of land is unimproved, the sale does not include water or mineral rights,  
25 the current real estate market, and the cash nature of the sale. Petitioner has also been trying to sell  
26 this parcel of land for several years prior to the initiation of this Guardianship, but has received no  
27 offers and no real interest in the land. A copy of the Eureka County Assessor Data Inquiry - Secured  
28 Property Detail is attached to the Petition as Exhibit "2" and incorporated herein by reference.

6. That the requirements found in NRS 159.1425, 159.1435, and 159.144 have been  
satisfied.

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1 NOW THEREFORE, IT IS HEREBY THE ORDER OF THIS COURT as follows:

- 2 1. That the sale of the above described parcel of land to GARY ARMKNECHT  
3 and CINDY ARMKNECHT, husband and wife, for the purchase price of \$5,000.00 cash is  
4 confirmed;
- 5 2. That the purchase price represents the fair market value of the parcel of land;
- 6 3. That the requirements found in NRS 159.1425, 159.1435, and 159.144 have  
7 been satisfied.

8 DATED this 23 day of <sup>April</sup>~~March~~, 2012.

9 /S/ NANCY PORTER  
10 DISTRICT JUDGE  
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CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE

3rd day of May 2012

Coral Gorme

CLERK



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