

APN # _____

Recording Requested By:

Name Jan Romero

Address _____

City/State/Zip Eureka, NV 89316

EUREKA COUNTY, NV

Rec:\$35.00

Total:\$35.00

JAN M ROMERO

2019-238667

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LISA HOEHNE, CLERK RECORDER

Order Authorizing Guardian to Act
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

1 CASE NO. PR-1904-455

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NO. _____ FILED

MAY 20 2019

By  Eureka County Clerk

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

IN THE MATTER OF THE GUARDIANSHIP
OF ROGER LYNWOOD ROMERO,

**ORDER AUTHORIZING
GUARDIAN TO ACT**

An Adult Protected Person.

JAN M. ROMERO filed herein her Notice of Filing of Foreign Judgment (NRS 159.2025), Affidavit in Support of Foreign Judgment (159.2025), Notice of Intent to File Foreign Judgment in Nevada, and Petition for Authority for Guardian to Act; Notice of Filing Foreign Judgment was given to all persons in the manner required by law; Notice of Hearing of the Petition for Authority for Guardian to Act has been given for the time and in the manner required by law; this is the time and place scheduled for a hearing on this matter; no one having appeared or objected, and the Court being fully informed, hereby finds as follows:

PETITIONER:

1. That Petitioner, JAN M. ROMERO, is the duly appointed and qualified Conservator or Guardian of the Incapacitated Person, ROGER LYNWOOD ROMERO, above named; her address is P.O. Box 753, Eureka, Nevada 89316; Petitioner is a adult person, and is a resident of Eureka, Nevada; her date of birth is June 29, 1942; Petitioner has not been convicted of a felony, has not filed bankruptcy within the prior seven (7) years, is competent and capable of acting as Guardian for the herein named Protected Person and for his estate, and hereby consents to act in this capacity.

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Eureka County Clerk

1 2. This Petition is made and based upon Chapter 159 of Nevada Revised Statutes.
2 Pursuant to NRS Chapter 159, Petitioner alleges that she has never been convicted of a felony, has
3 never been suspended nor disbarred from a professional practice for misconduct, does not engage
4 in the habitual use of alcohol or controlled substances, except by prescription, has never been
5 judicially determined to have committed abuse, neglect, exploitation, isolation or abandonment of
6 a child, or parent or other adult, and is not incompetent or disabled. Petitioner alleges that, within
7 the limitations established by the Protected Person's assets, she is capable of providing for the
8 Protected Person's basic needs.

9 **JURISDICTION:**

10 3. This Court has jurisdiction over this matter, pursuant to NRS 159.2025 through
11 159.2027, because the property the Guardian is attempting to purchase is located in the State of
12 Nevada.

13 **ROGER LYNWOOD ROMERO:**

14 4. Petitioner has been appointed as Guardian or Conservator of the Protected Person's
15 Estate in his home state of Missouri. Petitioner has filed Certified Copies of the Judgment and
16 Letters appointing Petitioner as Conservator or Guardian in his home state in the above captioned
17 matter. Petitioner is the wife of the Protected Person. Petitioner desires to purchase a parcel of real
18 property in Eureka, Nevada, as her sole and separate property, and requires authority to execute a
19 Quitclaim Deed and other conveyancing and waiver documents on behalf of the Protected Person,
20 transferring any community property interest to the property, and relieving the Protected Person of
21 any liability therefor, so that Petitioner can obtain financing in her sole name. The Protected Person,
22 ROGER LYNWOOD ROMERO, is a 76 year old male, whose date of birth is September 27, 1942.
23 Petitioner is informed and believes that the Protected Person, ROGER LYNWOOD ROMERO,
24 currently resides at Veterans Home, 1300 Veterans Rd., Warrensburg, MO 64093.

25 5. The Protected Person, ROGER LYNWOOD ROMERO, will not be a party to the
26 transaction in Nevada, except to the extent necessary to waive any community property ownership
27 or liability for the property, so he will not have any Estate in Nevada to be accounted for.

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1 **ASSETS/OBLIGATIONS:**

2 6. All of the Protected Persons assets and obligations are in Missouri, where he is
3 located, and where he is subject to an existing Guardianship or Conservatorship.

4 **NOTICE:**

5 7. Nevada Revised Statutes require the Petitioner to give notice to the Protected Person.
6 Petitioner is informed and believes that the Protected Person's current addresses are as follows:

7 **NAME AND ADDRESS**

8 Roger Lynwood Romero
9 Veterans Home
10 1300 Veterans Rd.
Warrensburg, MO 64093

11 8. NRS 159.034 (2) requires the Petitioner to give notice by certified mail to each person
12 entitled to notice, being all family members within the second degree. Both of the parents of the
13 above named Protected Person are deceased. Petitioner is informed and believes that the family
14 members within the second degree are as follows:

15 **NAME AND ADDRESS**

RELATIONSHIP

16 Jan M. Romero
17 P.O. Box 753
Eureka, NV 89316

Spouse

18 Erik Romero
19 1636 Seville St.
Salinas, CA 93906

Son

20 Stevenson Romero
21 1636 Seville St.
Salinas, CA 93906

Son

22 Vice Romero
23 900 S 1500 E, Apt. B215
Clearfield, UT 84015

Son

24 Evan Bell
25 P.O. Box 558
Arnegard, ND 58835

Stepbrother

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27 ///

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1 **ACCESS TO PROTECTED PERSON'S ASSETS:**

2 9. Petitioner does not require access to any of the Protected Person's assets or accounts,
3 as the purpose of this Petition is to relieve the Protected Person of any liability or obligation with
4 respect to this real estate transaction. He will not acquire any interest in this property in Nevada, and
5 will not assume any liability therefor. All known assets are already subject to the Missouri
6 proceedings.

7 10. The Court should authorize the Petitioner to enter into a transaction to purchase
8 property in Eureka, Nevada, as her sole and separate property, and to execute any necessary
9 documents or conveyances to remove any right, claim, liability or interest by ROGER LYNWOOD
10 ROMERO in and to any property acquired by JAN M. ROMERO.

11 **GUARDIAN POWERS:**

12 11. Petitioner should be granted all powers and authority set forth in NRS 159.119
13 through NRS 159.175, inclusive, in order to allow her to take all necessary actions with respect to
14 the matters addressed herein.

15 **FEES AND COSTS:**

16 12. JAN M. ROMERO shall be solely and separately liable and responsible for all
17 attorney fees and cost incurred in this matter.

18 13. As there are no assets belonging to ROGER LYNWOOD ROMERO in this state,
19 this Court should waive the requirement that Petitioner post a bond.

20 14. Petitioner is the spouse of the Protected Person, and is not paid for her services.

21 NOW THEREFORE, IT IS THE Order of this Court as follows:

22 1. That the Court finds that the Protected Person, ROGER LYNWOOD ROMERO does
23 not have any interest in any real property in the State of Nevada;

24 2. This Court hereby authorizes and allows JAN M. ROMERO to purchase real property
25 in Eureka, Nevada, in her sole name, and authorizes her to execute such deeds, and other documents
26 as shall be necessary to waive or disclaim any interest or obligation by ROGER LYNWOOD
27 ROMERO in and to any such property; and

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