

EUREKA COUNTY, NV

2019-238667

Rec:\$35.00

Total:\$35.00

05/20/2019 01:03 PM

JAN M ROMERO

Pgs=6

APN # _____

Recording Requested By:

Name Jan Romero

Address _____

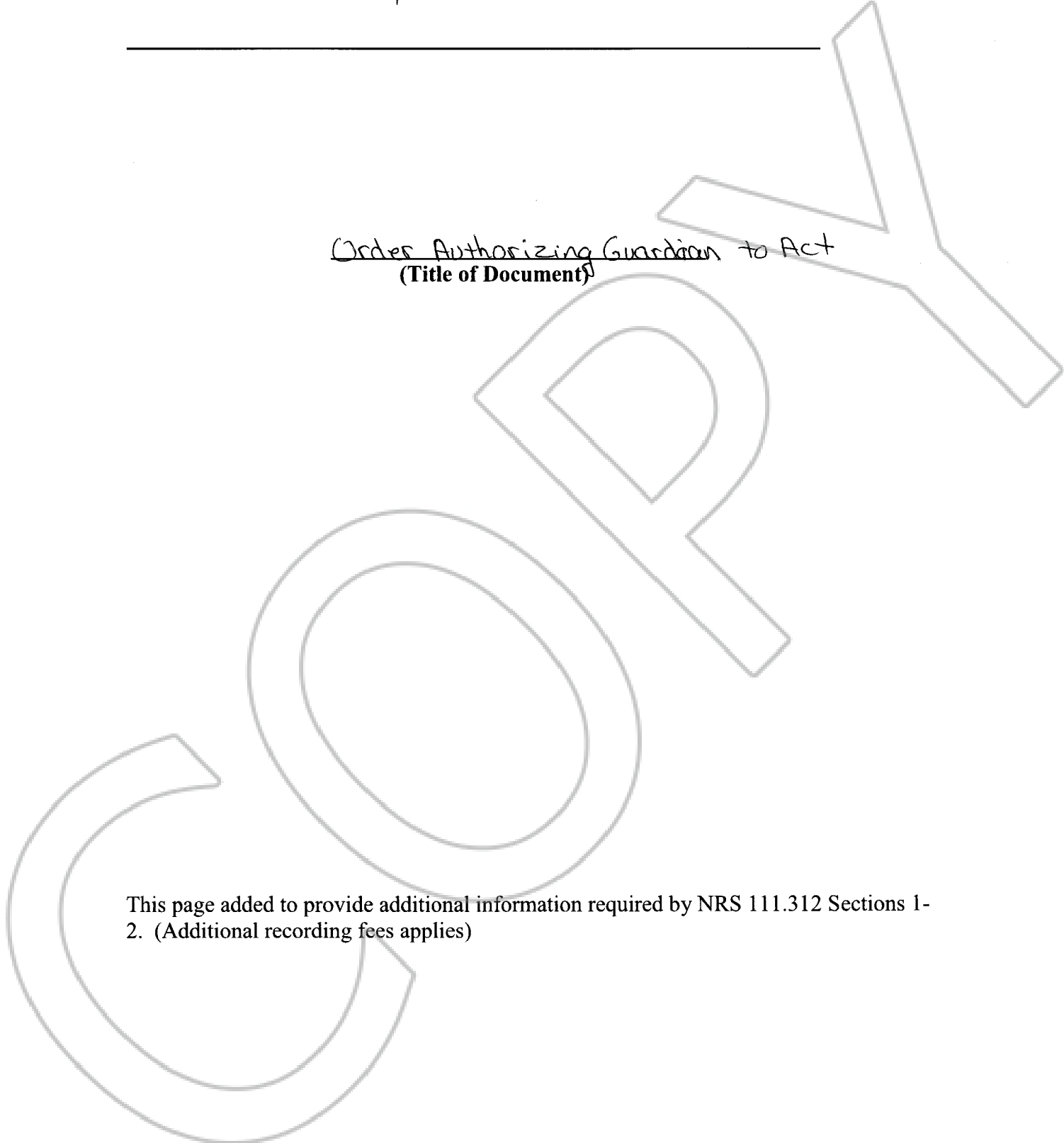
City/State/Zip Eureka, NV 89316



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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

2 Dept. I

 ORIGINAL

NO. _____ FILED

MAY 20 2019

By  Eureka County Clerk

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

8
9 IN THE MATTER OF THE GUARDIANSHIP
10 OF ROGER LYNWOOD ROMERO,

**ORDER AUTHORIZING
GUARDIAN TO ACT**

11 An Adult Protected Person.
12 _____ /

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

20 **PETITIONER:**

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

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RECEIVED

MAY 20 2019

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.
11 Warrensburg, MO 64093

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

16 **NAME AND ADDRESS**

RELATIONSHIP

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

Spouse

20 Erik Romero
21 1636 Seville St.
22 Salinas, CA 93906

Son

23 Stevenson Romero
24 1636 Seville St.
25 Salinas, CA 93906

Son

26 Vice Romero
27 900 S 1500 E, Apt. B215
28 Clearfield, UT 84015

Son

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

Stepbrother

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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

28 ///

1 3. It is the Order of this Court that ROGER LYNWOOD ROMERO shall not have any
2 right, claim, or interest in and to any property acquired by JAN M. ROMERO, nor shall he, or his
3 estate, have any obligation or liability associated therewith;

4 4. JAN M. ROMERO shall be obligated to pay all attorney fees and costs associated
5 with this action; and

6 5. The Court hereby waives the requirement that Petitioner post a bond because the
7 Protected Person has no assets in the State of Nevada.

8 DATED this 17th day of May, 2019.



DISTRICT JUDGE

13 **AFFIRMATION STATEMENT**

14 The undersigned hereby affirms that the foregoing pleading, including any exhibits, DOES
15 NOT contain the Social Security Number of any person or persons.



ROBERT J. WINES

24 SEVENTH JUDICIAL DISTRICT COURT
IN AND FOR THE COUNTY OF EUREKA } SS
STATE OF NEVADA

25 I, the Undersigned County Clerk Recorder and Ex-Officio Clerk of the
26 Seventh Judicial District Court do hereby certify that the foregoing is a true
and correct copy of the original on file in my office.

27 Witness hand and seal of the Seventh Judicial District Court

This 20th day of March 2019

Eureka County Clerk Recorder and Ex-Officio Court Clerk

By: [Signature] Deputy Clerk Recorder (Seal Affixed)