

A.P.N. No.:	005-110-01
File No.:	591157 PA
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
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810 Idaho Street	
Elko, NV 89801	

EUREKA COUNTY, NV		2019-239976
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STEWART TITLE ELKO		
LISA HOEHNE, CLERK RECORDER		

(for recorders use only)

ORDER CONFIRMING SALE OF REAL PROPERTY

(Title of Document)


Please complete Affirmation Statement below:

X I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number 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 social security number of a person or persons as required by law:

(State specific law)


Signature _____ Escrow Officer _____
Title _____

Pamela J. Aguirre
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

1 CASE NO. PR-P1-19-39

2 Dept. I

FILED

2019 DEC 17 P 2 28

ELKO CO. DISTRICT COURT
CLERK *AM*

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

9 IN THE MATTER OF THE ESTATE OF
10 WILLIAM PATRICK HOOT, aka
11 WILLIAM P. HOOT, aka PAT HOOT,
12 aka PAT WILLIAM HOOT,

**ORDER CONFIRMING
SALE OF REAL PROPERTY**

Deceased.

13 DEBRA ARMUTH, filed herein her Report of Sale and Petition for Confirmation of Sale of
14 Real Property in the Matter of the Estate of WILLIAM PATRICK HOOT, aka WILLIAM P. HOOT,
15 aka PAT HOOT, aka PAT WILLIAM HOOT; Notice of Hearing has been given for the time and in
16 the manner required by law; this is the time and place scheduled for a hearing on this matter; no one
17 having appeared or objected, and the Court being fully informed, hereby finds as follows:

18 **APPOINTMENT OF PERSONAL REPRESENTATIVE:**

19 1. That your Petitioner is a resident of the County of Elko, State of Nevada, and over
20 the age of 21 years; Petitioner has never been convicted of a felony. Petitioner was appointed as
21 Personal Representative of the Estate by Order entered May 13, 2019; she qualified as Personal
22 Representative of this Estate on May 20, 2019, and has served in that capacity since that date.

23 **RECORDATION OF LETTERS:**

24 2. A certified copy of Petitioner's Letters of Administration has been recorded on May
25 20, 2019, as Document No. 754707, Official Records, Elko County, Nevada Recorder's Office as
26 required by law. A certified copy of Petitioner's Letters of Administration has been recorded on
27 October 17, 2019, as Document No. 2019-239625, Official Records, Eureka County, Nevada
28 Recorder's Office as required by law.

1 **INVENTORY:**

2 3. Petitioner filed with the Court an Inventory, which discloses all property which has
3 come to Petitioner's possession or knowledge since the date of death of the Decedent.

4 4. The property subject of this Petition is listed thereon with a beginning value of
5 \$1,000.00, which is Decedent's value for an undivided one-half interest in this property. The
6 remaining half was owned by his brother Michael Hoot.

7 **REAL PROPERTY OF THIS ESTATE:**

8 5. That the real property subject of this Petition consists of a parcel of land situate in the
9 Eureka County, Nevada; said parcel of real property is more particularly described as follows:

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

11 Section 25: W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$

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

13 TOGETHER WITH the tenements, hereditament and appurtenances thereunto
14 belonging or in anywise appertaining, the reversion or reversions, remainders, rents,
issues and profits thereof.

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

17 APN: 005-110-01

18 **SALE OF REAL PROPERTY:**

19 6. NRS 148.220(3) provides that

20 "If it appears from the inventory and appraisalment that the value of the property to
21 be sold does not exceed \$5,000, the personal representative may waive the
22 requirement of publication and, in lieu thereof, post a notice of the time and place of
23 sale in three of the most public places in the county in which the property, or some
portion of the property, is located, for 2 weeks before the day of the sale or, in the
case of a private sale, before the day on or after which the sale is to be made."

24 7. That in pursuance of the foregoing, and in accordance with the provisions of law
25 relative thereto, the undersigned Petitioner, as Personal Representative of this Estate, posted Notice
26 of Sale, advertising for sale said parcel of real property, at three (3) locations in Eureka, Nevada, all
27 as shown by the Affidavit of Posting, Notice of Sale on file herein. Said Posting occurred on
28 November 9, 2019. Sale date was scheduled for November 22, 2019.

1 8. An Offer, which the Petitioner desires to accept, was received on November 5, 2019,
2 from AARON CLAMP, to purchase said real property for the total sum of \$3,000.00; Decedent's
3 brother, MICHAEL HOOT has accepted the Offer, authorizing the sale of his one-half interest. The
4 terms of sale generally are cash at closing, waiver of the requirement for an appraisal, sellers pay
5 transfer tax, to purchase a standard owner's policy of title insurance and all escrow fees, with buyer
6 paying any additional title insurance charges which buyer desires to add; buyer has waived all
7 inspections.

8 9. Petitioner, in her capacity as Personal Representative, accepted this Offer. A copy
9 of the Offer/Acceptance and Earnest Money Agreement is attached to the Petition as Exhibit "1".

10 10. That said sale was legally made and fairly conducted; the Petitioner believes that the
11 sales price is not disproportionate to the value of the property sold. Attached to the Petition, as
12 Exhibit "2" is a copy of the Eureka County Assessor's Secured Property Detail screen, which
13 discloses that the taxable value of this parcel is \$2,000.00, which establishes Decedent's one-half
14 interest at \$1,000.00, being the inventory value described above.

15 11. That the Court should confirm this sale and authorize the Petitioner to expend the
16 necessary charges from the Estate, including the payment of the Estate's one-half of all closing costs
17 and expenses, as described herein.

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

- 19 1. That the Petitioner has properly noticed this sale;
- 20 2. That the Court hereby confirms said sale on the terms and conditions described above;
- 21 3. That the Court finds that the value offered is reasonable;
- 22 4. That the Court finds that Decedent's co-owner has agreed to sell the property;

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DATED this 16 day of December, 2019.

DISTRICT JUDGE


ROBERT J. WINES

CLERK