

<b>A.P.N. No.:</b>	005-090-42
<b>File No.:</b>	547425
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>When Recorded Mail To:</b>	
Debra Armuth-Public Administrator	
540 Court Street #105	
Elko, NV 89801	

EUREKA COUNTY, NV	<b>2019-239981</b>
Rec:\$35.00	
\$35.00 Pgs=5	12/30/2019 10:41 AM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

(for recorders use only)

**Order Confirming Sale of Real Property**  
**(Title of Document)**

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)

FILED

1 CASE NO. PR-P1-19-39

2 Dept. I

2019 NOV 27 PM 3:09

ELKO CO DISTRICT COURT

CLERK \_\_\_\_\_ DEPUTY LR

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

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

**ORDER CONFIRMING SALE  
OF REAL PROPERTY**

Deceased.

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

17 **APPOINTMENT OF PERSONAL REPRESENTATIVE:**

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

22 **RECORDATION OF LETTERS:**

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

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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 \$2,891.50, 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  
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: NE $\frac{1}{4}$ SW $\frac{1}{4}$

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: 005-090-42

18 **SALE OF REAL PROPERTY:**

19 6. That in pursuance of the foregoing, and in accordance with the provisions of law  
20 relative thereto, the undersigned Petitioner, as Personal Representative of this Estate, published  
21 Notice of Sale, advertising for sale said parcel of real property, all as shown by the Affidavit of  
22 Publication, Notice of Sale on file herein, to which reference is hereby made for further particulars.  
23 Said Publication occurred commencing September 26, 2019, with the last such publication occurring  
24 on October 10, 2019. Sale date was scheduled for October 17, 2019.

25 7. An Offer, which the Petitioner desires to accept, was received on October 17, 2019,  
26 from NITIN GUPTA, to purchase said real property for the total sum of \$5,000.00; Decedent's  
27 brother, MICHAEL HOOT has accepted the Offer, authorizing the sale of his one-half interest. The  
28 terms of sale generally are cash at closing, waiver of the requirement for an appraisal, sellers pay

1 transfer tax and purchase a standard owner's policy of title insurance with buyer paying any  
2 additional title insurance charges which buyer desires to add, escrow costs to be divided between the  
3 parties; buyer has waived all inspections.

4 8. Petitioner, in her capacity as Personal Representative, accepted this Offer on October  
5 17, 2019. A copy of the Offer/Acceptance and Earnest Money Agreement is attached to the Petition  
6 as Exhibit "1".

7 9. That said sale was legally made and fairly conducted; the Petitioner believes that the  
8 sales price is not disproportionate to the value of the property sold. Attached to the Petition as  
9 Exhibit "2" is a copy of the Eureka County Assessor's Secured Property Detail screen, which  
10 discloses that the taxable value of this parcel is \$5,783.00, which establishes Decedent's one-half  
11 interest at the inventory value described above.

12 10. That the Court should confirm this sale and authorize the Petitioner to expend the  
13 necessary charges from the Estate, including the payment of the Estate's one-half of all closing costs  
14 and expenses, as described herein, and in Exhibit "1".

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

16 1. The Court hereby finds that the sale of Decedent's one-half interest for the sum of  
17 \$2,500.00 is reasonable; the owner of the remaining one-half interest has accepted the Offer; it does  
18 not appear that a better offer is available;

19 2. The Court hereby confirms said sale, and directs execution and delivery by the  
20 Personal Representative of appropriate conveyances to the Purchaser in accordance with the  
21 foregoing;

22 3. The Court hereby authorizes payment of Decedent's share of the purchase price for  
23 a policy of title insurance, real property transfer tax, escrow fees, closing costs and expenses as  
24 described, deed preparation fees and such other costs and expenses as shall be necessary, together  
25 with prorations incident to said sale.

26 CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE

27 3<sup>rd</sup> day of Dec, 2019

28 Kristine Jakeman  
CLERK

/S/ NANCY PORTER  
DISTRICT JUDGE

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ROBERT J. WINES