

A.P.N. No.:	001-153-03
File No.:	896659
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When Recorded Mail To:	
Daniel Woodworth	
5320 Singing Hills Dr	
Las Vegas, NV 89130	

EUREKA COUNTY, NV **2020-243213**
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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)

Heather S. Hume
CLERK OF THE COURT

ORDG
KIM BOYER, ESQ.
Nevada Bar #5587
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Attorney for Daniel Woodworth and
Joseph Woodworth

DISTRICT COURT

CLARK COUNTY, NEVADA

In the Matter of the Guardianship of

ROBERT WOODWORTH,
An Adult Protected Person.

Case No.: G-17-048191-A
Dept. No.: B

Date of Hearing: August 12, 2020
Time of Hearing: 9:30 a.m.

ORDER CONFIRMING SALE OF REAL PROPERTY

☐ **TEMPORARY GUARDIANSHIP**

- ☐ Person
☐ Estate
☐ Person and Estate

☐ **SPECIAL GUARDIANSHIP**

- ☐ Person
☐ Estate
☐ Person and Estate

☒ **GENERAL GUARDIANSHIP**

- ☐ Person
☐ Estate
☒ Person and Estate
☐ Summary Admin.

☒ **NOTICES / SAFEGUARDS**

- ☒ Blocked Account Required
☐ Bond Required

The Return and Petition of DANIEL WOODWORTH and JOSEPH WOODWORTH, Guardian of the Person and Estate of ROBERT WOODWORTH, an adult Protected Person, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 12th day of August, 2020, the Court after examining the verified Return and Petition, and hearing the evidence, finds: (i) proper notice of the hearing was duly given as required by law; (ii) the facts alleged in the Return of Sale and Petition for Confirmation of Sale are true and correct; (iii) that no greater bids were received at the hearing; and (iv) the Petition ought to be granted.

1 Accordingly,

2 **IT IS THEREFORE ORDERED** that the Guardian's Return of Sale and
3 Petition for Confirmation of Sale is hereby GRANTED.

4 **IT IS FURTHER ORDERED** that DANIEL WOODWORTH and JOSEPH
5 WOODWORTH may proceed with the sale of the Protected Person's real property located in
6 Eureka County, Nevada, commonly known as 330 W. McCoy Street, Eureka, Nevada, and more
7 particularly described as follows:

8 District 1.0 – Eureka Town District:
Block 69

9 APN: 001-153-03

10 **IT IS FURTHER ORDERED** that per NRS 159.134 through NRS 159.1505, the
11 terms of the approved sale are: "AS IS, WHERE IS;" no warranties, express or implied, sales
12 price of \$73,000.00, payable in cash tendered by KIRK CALVIN SMITH and SHARLENE
13 LINDA SMITH, the intended purchaser and with no more than a 7% commission.

14 **IT IS FURTHER ORDERED** that the total customary closing costs and
15 prorations incident to such sale be paid through a proper escrow established for such purposes,
16 and upon receipt of the purchase price aforesaid through such escrow, said DANIEL
17 WOODWORTH and JOSEPH WOODWORTH is directed to execute appropriate conveyances
18 in favor of said purchaser to be delivered through such escrow.

19 **IT IS FURTHER ORDERED** that the closing documents shall make a reference
20 to this Court order and a certified copy of this Court order shall be recorded in the office of the
21 Eureka County, Nevada, Recorder.

22 **IT IS FURTHER ORDERED** that the Guardian shall take whatever actions are
23 reasonably necessary to consummate the sale.
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1 **IT IS FURTHER ORDERED** that if buyer fails to complete the purchase of this
2 property, prior to cancellation of escrow, all of the fees and costs (excluding broker's
3 commissions) and escrow fees and costs shall be paid from the Buyer's deposit in escrow, to the
4 extent of such deposit.

5 **IT IS FURTHER ORDERED** that the proceeds from the sale of the real
6 property shall be payable to the blocked account for the benefit of ROBERT WOODWORTH.

7
8 Dated this 17th day of August, 2020

9 *Linda Marquis*
10 _____

11 Submitted by:

FE8 710 BC0C 56F3
Linda Marquis
District Court Judge

12 *Kim Boyer*
13 _____

KIM BOYER, ESQ.
Nevada Bar #5587
Attorney for Daniel Woodworth and
Joseph Woodworth

15 Approved as to form and content:

16 /s/ Susan L. Myers
17 _____

SUSAN L. MYERS, ESQ.
Nevada Bar #5078
Attorney for Robert Woodworth

1 CSERV

2 DISTRICT COURT
3 CLARK COUNTY, NEVADA

4
5
6 In the Matter of the Guardianship
7 of:

CASE NO: G-17-048191-A

DEPT. NO. Department B

8 Robert Woodworth, Protected
9 Person(s)

10 **AUTOMATED CERTIFICATE OF SERVICE**

11 This automated certificate of service was generated by the Eighth Judicial District
12 Court. The foregoing Order Granting was served via the court's electronic eFile system to all
13 recipients registered for e-Service on the above entitled case as listed below:

14 Service Date: 8/17/2020

15 Rosie Najera

rnajera@lacsns.org

16 Kim Boyer

kimboyer@elderlawnv.com

17 Susan Myers

smyers@lacsns.org

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