

APN # 004-410-03

**Recording Requested By:**

Name Robert J. Wines, Prof. Corp.

Address 682 6<sup>th</sup> St., Ste 1

City/State/Zip Eureka, NV  
89801

EUREKA COUNTY, NV  
LAND-POR  
Rec: \$37.00  
Total: \$37.00

**2023-251189**  
**10/09/2023 04:27 PM**  
Pgs=4

ROBERT J. WINES, PROF. CORP



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KATHERINE J. BOWLING, CLERK RECORDER

Probate Order  
(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-2209-080

NO. \_\_\_\_\_  
FILED

2 Dept. 2

OCT 06 2023

3 AFFIRMATION

By Eureka County Clerk  
B. Maloney

4 Pursuant to NRS 239B.030, the undersigned  
5 affirms this document DOES NOT contain  
6 social security numbers

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

9 IN THE MATTER OF THE ESTATE OF  
10 JAMES M. KLINE, aka JAMES  
11 MATTHEW KLINE, aka JAMES  
12 KLINE, aka JIM KLINE, aka  
13 JAMES PAUL COWLEY,

**ORDER CONFIRMING SALE  
OF REAL PROPERTY**

14 Deceased.

15 VICKI J. JOY, the duly appointed and qualified Personal Representative of the above  
16 captioned Estate, filed herein her Return of Sale and Petition for Confirmation of Sale of Real  
17 Property; Notice of Hearing has been given for the time, and in the manner, required by law; this is  
18 the time and place scheduled for a hearing on this matter; the Court, being fully informed, hereby  
19 finds as follows:

20 **APPOINTMENT OF PERSONAL REPRESENTATIVE:**

21 1. That Petitioner is a resident of the Lyon County, Nevada, and over the age of 21  
22 years; Petitioner has never been convicted of a felony. Petitioner was appointed as Personal  
23 Representative of the Estate by Order entered December 5, 2022; she qualified as Personal  
24 Representative of this Estate on December 22, 2022, and has served in that capacity since that date.

25 **RECORDATION OF LETTERS:**

26 2. A certified copy of Petitioner's Letters of Administration has been recorded on  
27 January 3, 2023, as Document No. 2023-249173, Official Records, Eureka County, Nevada  
28 Recorder's Office as required by law.

28 ///

RECEIVED

SEP 12 2023

Eureka County Clerk

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 as being the primary residence,  
5 with a beginning value of \$274,000.00.

6 **REAL PROPERTY OF THIS ESTATE:**

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

9 Parcel No. 3 as shown on that certain Parcel Map for JAMES M. KLINE and  
10 HELEN M. KLINE, recorded September 21, 1998, as Document No. 170683,  
11 Official Records, Eureka County, Nevada Recorder's Office, being a portion of  
Section 14, Township 32 North, Range 50 East, M.D.B.&M.

12 TOGETHER WITH any and all buildings and improvements situate thereon  
13 including a converted manufactured home, a 1997 Guerdon manufactured home, SN  
GDB0ID139710377AB, situate thereon.

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

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

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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 June 2, 2023, with the last such publication occurring on  
24 June 16, 2023. Sale date was scheduled for June 21, 2023.

25 7. An Offer, which the Petitioner desires to accept, was received on August 20, 2023,  
26 from KALOB TRACY and GABRIEL TRACY, to purchase said real property for the sum of  
27 \$360,000.00. Petitioner accepted the offer, subject to a counter offer, dated August 21, 2023, which  
28 has been accepted by the TRACYS. The terms of sale generally are cash and FHA Financing at

1 closing, Buyer to obtain an Appraisal, Seller to pay transfer tax and purchase a standard owner's  
2 policy of title insurance with Buyer paying any additional title insurance charge which is required  
3 by the Lender, escrow costs to be divided between the parties; Buyer desires only a home inspection,  
4 and will purchase the Homeowner's Protection Policy. Seller is required to contribute up to  
5 \$10,000.00 to Buyer's recurring and non-recurring closing costs, including interest discount points.

6 8. Petitioner, in her capacity as Personal Representative, accepted this offer; a copy of  
7 the Residential Purchase Agreement is attached to the Petition as Exhibit "1".

8 9. That said sale was legally made and fairly conducted; the Petitioner believes that the  
9 sales price is not disproportionate to the value of the property sold. The Court file contains a copy  
10 of the Appraisal conducted by Great Basin Appraisal, and dated effective on the date of death.

11 10. That the Court should confirm this sale and authorize the Petitioner to expend the  
12 necessary charges from the Estate, including the payment of the Estate's closing costs and expenses.  
13 contribution to Buyer's costs, and realtor's commissions, as described herein, and in Exhibit "1".

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

15 1. The Court hereby confirms that sale of the property described hereinabove to KALOB  
16 TRACY and GABRIEL TRACY, for the purchase price of \$360,000.00;

17 2. Seller is authorized to pay transfer tax, the purchase price for a standard owner's  
18 policy of title insurance; one-half (1/2) of all escrow costs and fees, and to contribute up to \$10,000.00  
19 to Buyer's recurring and non-recurring closing costs, including interest discount points. Seller is also  
20 authorized to pay Realtor's commissions; Seller is further authorized to pay all other necessary  
21 expenses and charges incurred, and all prorations associated with the sale;

22 3. Seller is authorized to execute and deliver appropriate conveyancing documents to  
23 the Purchaser in accordance with the foregoing.

24 DATED this 6<sup>th</sup> day of OCTOBER ~~September~~, 2023.

25  
26 SEVENTH JUDICIAL DISTRICT COURT  
IN AND FOR THE COUNTY OF EUREKA } SS  
STATE OF NEVADA

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

Witness hand and seal of the Seventh Judicial District Court

This 6<sup>th</sup> day of OCTOBER, 2023

Eureka County Clerk Recorder and Ex-Officio Court Clerk

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

[Signature]  
DISTRICT JUDGE