

APN: 004-410-04

Recording Requested By:

Name: Robert J. Wines, Prof. Corp.

Address: 687 6th Street, Suite 1

City, State, Zip: Elko, NV 89801

Send Tax Statement To:

Name: Ethan Noah Tobul

Address: Primeaux Canyon Road

City, State, Zip: Carlin, NV 89822

EUREKA COUNTY, NV
LAND-ORD
\$37.00
Total: \$37.00
ROBERT J. WINES, PROF. CORP.

2023-251355
12/18/2023 08:36 AM
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00019311202302513550050058
KATHERINE J. BOWLING, CLERK RECORDER

Return of Sale and Petition for Confirmation of Sale of Real Property
(Title of Document)

Please complete the cover page, check one of the following and sign below.

I the undersigned hereby affirm that this document submitted for recording does not contain a social security number.

OR

I the undersigned hereby affirm that this document submitted for recording contains a social security number of a person as required by law:

Agent
Title

1 CASE NO. PR-2209-080

2 Dept. 2

3 AFFIRMATION

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

NO. _____ FILED

DEC 15 2023

By Eureka County Clerk
[Signature]

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:

APPOINTMENT OF PERSONAL REPRESENTATIVE:

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

RECORDATION OF LETTERS:

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

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RECEIVED

NOV 30 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 unimproved parcel
5 (46 +/- acres), with a beginning value of \$30,763.00.

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. 1 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
12 Section 14, Township 32 North, Range 50 East, M.D.B.&M.

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

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

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

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20 **SALE OF REAL PROPERTY:**

21 6. That in pursuance of the foregoing, and in accordance with the provisions of law
22 relative thereto, the undersigned Petitioner, as Personal Representative of this Estate, published
23 Notice of Sale, advertising for sale said parcel of real property, all as shown by the Affidavit of
24 Publication, Notice of Sale on file herein, to which reference is hereby made for further particulars.
25 Said Publication occurred commencing June 2, 2023, with the last such publication occurring on
26 June 16, 2023. Sale date was scheduled for June 21, 2023.

27 7. An Offer, which the Petitioner countered, and which, based thereon, she desires to
28 accept, was received from ETHAN NOAH TOBUL, to purchase said real property for the sum of
\$37,500.00. Both Buyer and Petitioner accepted the offer and counteroffer, dated November 2,
2023. The terms of sale generally are cash at closing, Buyer has waived an Appraisal and all

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1 inspections, the parties to split escrow charges equally, Seller to pay transfer tax and Buyer to
2 purchase a standard owner's policy of title insurance.

3 8. Petitioner, in her capacity as Personal Representative, accepted this offer/counteroffer;
4 a copy of the Vacant Land Purchase Agreement and the Counter Offer No. 1, are attached as Exhibit
5 "1" to the Petition and are included in the record of this matter.

6 9. That said sale was legally made and fairly conducted; the Petitioner believes that the
7 sales price is not disproportionate to the value of the property sold.

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

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

12 1. The Court hereby confirms that sale of the property described hereinabove to ETHAN
13 NOAH TOBUL, for the purchase price of \$37,500.00;

14 2. Seller is authorized to pay transfer tax and one-half (1/2) of all escrow costs and fees.
15 Seller is also authorized to pay Realtor's commissions; Seller is further authorized to pay all other
16 necessary expenses and charges incurred, and all prorations associated with the sale;

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

19 DATED this 15th day of December, 2023.

20
21
22 DISTRICT JUDGE

COPY

SEVENTH JUDICIAL DISTRICT COURT
IN AND FOR THE COUNTY OF EUREKA } SS
CALIFORNIA

I, the Undersigned County Clerk Recorder and Ex-Officio Clerk of the
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 15th day of DECEMBER 2023

Eureka County Clerk Recorder and Ex-Officio Court Clerk
By: B. Mahoney, Deputy Clerk Recorder (Seal Affixed)