

APN # 004-340-28

Recording Requested By:

Name Robert J. Wines

Address 687 Sixth Street, Suite 1

City/State/Zip Elko, NV 89801

EUREKA COUNTY, NV
LAND-ORD
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ROBERT J WINES

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KATHERINE J. BOWLING, CLERK RECORDER

Order Confirming Sale of Real Property
(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

MAY 15 2024

3 AFFIRMATION

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

By Eureka County Clerk
B. Malone

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

8
9 IN THE MATTER OF THE ESTATE OF
10 JAMES M. KLINE, aka JAMES
11 MATTHEW KLINE, aka JAMES
KLINE, aka JIM KLINE, aka
JAMES PAUL COWLEY,

**ORDER CONFIRMING SALE
OF REAL PROPERTY**

12 Deceased.

13 _____ /

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

19 **APPOINTMENT OF PERSONAL REPRESENTATIVE:**

20 1. That 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.

24 **RECORDATION OF LETTERS:**

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

28 **RECEIVED**

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MAY 12 2024

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. During his lifetime, the Decedent, JAMES M. KLINE had sold the property
5 comprised of 144 acres, more or less, of real property, located in Eureka County, Nevada and
6 identified as APN: 004-340-28, to William Blaine Steele. This property is listed on the Inventory
7 as a note receivable, secured by real property, with an inventory value of \$117,947.30. This
8 collection account was in default at the time of Decedent's death. Shortly after Decedent's death,
9 Petitioner was informed that William Blaine Steele had also died. Notice of Default was given, and
10 the time expired without cure of the default by the purchaser or any of his heirs or next of kin. The
11 property was foreclosed and returned to Decedent's possession. The property subject of this Petition
12 is an unimproved parcel (144 +/- acres), with steep hillsides; the property was exposed to the market.

13 5. Attached to the Petition as Exhibit "A" is a list of comparable sales of large parcels
14 within Eureka County, Nevada during the past three (3) years. The sale to William Blaine Steele
15 occurred in 2017, so the valuation established by Decedent at that time is significantly out of date.

16 **REAL PROPERTY OF THIS ESTATE:**

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

19 See Exhibit "B" attached hereto and incorporated herein by this reference.

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

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

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

25 APN: 004-340-28

26 ///

27 ///

28 ///

1 **SALE OF REAL PROPERTY:**

2 7. That in pursuance of the foregoing, and in accordance with the provisions of law
3 relative thereto, the undersigned Petitioner, as Personal Representative of this Estate, published
4 Notice of Sale, advertising for sale said parcel of real property, all as shown by the Affidavit of
5 Publication, Notice of Sale on file herein, to which reference is hereby made for further particulars.
6 Said Publication occurred commencing March 21, 2024, with the last such publication occurring on
7 April 4, 2024. Sale date was scheduled for April 9, 2024. A Declaration of Publication Notice of
8 Sale of Real Property is contained in the record.

9 8. An Offer, which the Petitioner desires to accept, was received from VICTORIA
10 KOHN, to purchase said real property for the sum of \$94,000.00. Petitioner has accepted the offer,
11 dated April 17, 2024. The terms of sale generally are cash at closing, Buyer has waived an Appraisal
12 and all inspections, the parties to split escrow charges equally, Seller to pay transfer tax and purchase
13 a standard owner's policy of title insurance.

14 9. Petitioner, in her capacity as Personal Representative, accepted this offer; a copy of
15 the Vacant Land Purchase Agreement is attached to the Petition as Exhibit "C".

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

18 11. That the Court should confirm this sale and authorize the Petitioner to expend the
19 necessary charges from the Estate, including the payment of the Estate's closing costs and expenses
20 and realtor's commissions, as described herein.

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

22 1. The Court hereby confirms sale to VIRGINIA KOHN, for the Property described on
23 Exhibit "B" attached hereto for the selling price of \$94,000.00;

24 2. Seller is authorized to pay transfer tax, purchase an Owner's policy of title insurance,
25 and pay Seller's share of escrow costs and fees. Seller is also authorized to pay Realtor's
26 commissions; Seller is further authorized to pay all other necessary expenses and charges incurred,
27 and all prorations associated with the sale;

28 ///

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

DATED this 15 day of May, 2024.


DISTRICT JUDGE

EXHIBIT "B"

The following described property is located in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 32 NORTH, RANGE 50 EAST, MDB&M

Section 14: That portion of the N½ lying Southeasterly of Interstate Route 80.

EXCEPTING THEREFROM that portion of said land conveyed to THE STATE OF NEVADA in Deed recorded August 6, 1937, in Book 21, Page 414, Deed Records, Eureka County, Nevada, more particularly described as follows:

All that certain rectangular piece or parcel of land lying parallel and adjacent to the left or northerly fifty foot highway right of way line of State Highway Route No. 1 (Eureka 1 A 4) between Highway Engineer's Stations "E" 746 + 67.00 being situate in the NW¼ of the NE¼ of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., in Eureka County, Nevada, and more particularly described as follows, to-wit:

Commencing at a point on the left or northerly highway right of way line of State Highway fifty feet to the left of and at right angles to Highway Engineer's Station "E" 746 + 63.00;

THENCE running northerly and at right angles to said right of way line a distance of 250 feet;

THENCE turning at right angles and running easterly a distance of 404.00 feet;

THENCE turning at right angles and running southerly a distance of 250 feet;

THENCE turning at right angles and running westerly, along the left or northerly fifty foot right of way line of said State Highway, a distance of 404.00 feet to the point of beginning;

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to THE STATE OF NEVADA in Deed recorded September 27, 1952, in Book 24, Page 228, Deed Records, Eureka County, Nevada, more particularly described as follows:

All that certain piece or parcel of land lying in the NW¼ of the NE¼ of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., in Eureka County, Nevada, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point on the present left or northerly right of way line of State Highway Route 1 which is 75.00 feet left or northerly of and at right angles to Highway Engineer's Station "X" 727/14.85 P.O.T.; said point of beginning further described as bearing South 77°40'53" West, a distance of 2,174.96 feet from the northeast corner of said Section 14;

THENCE North 34°11' West, a distance of 194.52 feet to a point;

THENCE North 55°49' East, a distance of 454.00 feet to a point;

THENCE South 34°11' East, a distance of 263.27 feet to a point on the present left or northerly seventy-five foot highway right of way line;

1 THENCE from a tangent which bears South 70°25'52" West, curving to the left along
2 said seventy-five foot right of way line with a radius of 2,075 feet, through an angle
3 of 1°31'52" an arc distance of 55.45 feet to a point on the old left or northerly fifty
4 foot right of way line of said State Highway Route 1;

5 THENCE South 55°49' West, along said fifty foot right of way line a distance of
6 350.14 feet to a point;

7 THENCE North 34°11' West, a distance of 51.21 feet to a point on the aforesaid
8 present seventy-five foot right of way line;

9 THENCE South 60°42' West, along said seventy-five foot right of way line a
10 distance of 50.18 feet to the point of beginning;

11 FURTHER EXCEPTING THEREFROM that portion of said land conveyed to
12 JOHN N. MURRAY and OLIVE B. MURRAY, husband and wife in Deed recorded
13 August 8, 1960, in Book 25, Page 441, Deed Records, Eureka County, Nevada, more
14 particularly described as follows:

15 Beginning at a point on the southerly seventy-five foot right of way line of U.S.
16 Highway Route 40 which point is 75.00 feet southeasterly of and at right angles to
17 Highway Engineer's Station "X" 725 + 94.11 P.O.T.; said point of beginning further
18 described as bearing South 73°07'59" West, a distance of 2,253.73 feet from the
19 northeast corner of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST,
20 M.D.B.&M.;

21 THENCE North 60°42' East, along said seventy-five foot highway right of way line
22 a distance of 105.89 feet to a point;

23 THENCE North 29°18' West, a distance of 15.00 feet to a point which is sixty feet
24 southeasterly of and at right angles to Highway Engineer's Station "A" 727 + 00.00
25 P.O.T.;

26 THENCE North 60°42' East, along the southerly sixty foot right of way line of said
27 U.S. Highway Route 40 a distance of 122.32 feet to a point;

28 THENCE from a tangent which bears the last described course, curving to the right
along said sixty foot highway right of way line with a radius of 1,940 feet, through
an angle of 3°39'30" an arc distance of 123.87 feet to a point;

THENCE South 25°38'30" East, a distance of 15.00 feet to a point on the southerly
seventy-five foot highway right of way line of said U.S. Highway 40;

THENCE from a tangent which bears North 64°21'30" East, curving to the right
along said seventy-five foot highway right of way line with a radius of 1,925 feet
through an angle of 25°20'30" an arc distance of 851.44 feet to a point;

THENCE North 89°42' East, along said seventy-five foot highway right of way line
a distance of 268.75 feet, more or less to a point which is 75.00 feet southeasterly of
and at right angles to Highway Engineer's Station "X" 741 + 03.36 P.O.T.;

THENCE South 31°34'30" West, a distance of 652.53 feet to a point;

THENCE South 76°24'30" West, a distance of 690.50 feet to a point;

1 THENCE North 33°59' West, a distance of 335.52 feet to a point;

2 THENCE South 57°06' West, a distance of 139.20 feet to a point;

3 THENCE North 26°29' West, a distance of 178.35 feet, more or less to the point of
4 beginning; being a portion of the N½ of the NE¼ of Section 14, TOWNSHIP 32
NORTH, RANGE 50 EAST, M.D.B.&M.

5 FURTHER EXCEPTING THEREFROM that portion of said land condemned to
6 THE STATE OF NEVADA, on relation of its Department of Highways, by Final
Order of Condemnation, recorded February 24, 1970, in Book 34, Page 395, Official
Records Eureka County, Nevada, more particularly described as follows:

7 A piece or parcel of land, lying and being in portions of the following: The S½ of the
8 NW¼, the NE¼ of the NW¼, the SW¼ of the NE¼ and the N½ of the NE¼ all in
9 Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., Eureka
County, State of Nevada, and more fully described by metes and bounds as follows
to wit:

10 Beginning at the intersection of the centerline of the westbound lane of Interstate
11 Route 80 (S.R.-1) with the west boundary of said Section 14 at Highway Engineer's
12 Station "Ow" 850 03.84 P.O.C., said point of beginning further described as bearing
South 0°02'06" West, a distance of 1,978.54 feet from the northwest corner of said
Section 14;

13 THENCE North 0°02'06" East along the west boundary of said Section 14 a distance
14 of 201.88 feet to a point on the left or northerly highway right of way line of I.R.-80
(S.R.-1);

15 THENCE from a tangent which bears North 82°04'03" East, curving to the left along
16 said left or northerly highway right of way line of I.R.-80 (S.R.-1) with a radius of
4,756 feet, through an angle of 21°25'53", an arc distance of 1,778.97 feet to a point;

17 THENCE North 29°21'50" West, continuing along said left or northerly highway
18 right of way line of I.R.-80 (S.R.-1) a distance of 100.00 feet to a point;

19 THENCE North 60°38'10" East, continuing along said left or northerly highway right
20 of way line of I.R.-80 (S.R.-1) a distance of 1,619.00 feet to a point;

21 THENCE North 38°33'48" East, continuing along said left or northerly highway right
22 of way line of I.R.-80 (S.R.-1) a distance of 343.50 feet to a point on the north
boundary of said Section 14;

23 THENCE South 89°34'13" East, along the north boundary of said Section 14 a
24 distance of 2,056.43 feet to the northeast corner of said Section 14;

25 THENCE South 0°30'18" West along the east boundary of said Section 14 a distance
26 of 424.28 feet to a point on the right or southerly highway right of way line of I.R.-80
(S.R.-1);

27 THENCE from a tangent which bears South 86°28'03" West, curving to the right
28 along said right or southerly highway right of way line of I.R.-80 (S.R.-1) with a
radius of 3,278 feet, through an angle of 3°51'12", an arc distance of 220.45 feet to
a point;

1 THENCE North 89°40'46" West, continuing along said right or southerly highway
right of way line of I.R.-80 (S.R.-1) a distance of 621.03 feet to a point;

2 THENCE North 32°11'44" East, a distance of 166.99 feet to a point;

3 THENCE North 89°40'46" West a distance of 268.75 feet to a point;

4 THENCE from a tangent which bears the last described course, curving to the left
5 with a radius of 1,925 feet, through an angle of 19°14'24", an arc distance of 646.42
6 feet to a point;

7 THENCE North 18°55'10" West, a distance of 150.00 feet to a point;

8 THENCE North 33°32'03" West, a distance of 263.27 feet to a point;

9 THENCE South 56°27'57" West, a distance of 454.00 feet to a point;

10 THENCE South 33°32'03" East, a distance of 194.52 feet to a point;

11 THENCE North 61°20'57" East, a distance of 50.18 feet to a point;

12 THENCE South 33°32'03" East, a distance of 51.21 feet to a point;

13 THENCE South 28°39'03" East, a distance of 83.98 feet to a point;

14 THENCE South 61°20'57" West, a distance of 69.39 feet to a point;

15 THENCE South 28°39'03" East, a distance of 15.00 feet to a point;

16 THENCE South 61°20'57" West, a distance of 105.89 feet to a point;

17 THENCE South 25°50'03" East, a distance of 178.35 feet to a point;

18 THENCE North 57°46'57" East, a distance of 139.20 feet to a point;

19 THENCE South 33°20'03" East, a distance of 291.10 feet to a point on the right or
southerly highway right of way line of I.R.-80 (S.R.-1);

20 THENCE South 60°38'10" West, along said right or southerly highway right of way
line of I.R.-80 (S.R.-1) a distance of 892.98 feet to a point;

21 THENCE North 29°21'50" West, continuing along said right or southerly highway
right of way line of I.R.-80 (S.R.-1) a distance of 300.00 feet to a point;

22 THENCE South 60°38'10" West, continuing along said right or southerly highway
right of way line of I.R.-80 (S.R.-1) a distance 787.14 feet to a point;

23 THENCE from a tangent which bears the last described course, curving to the right
24 along said right or southerly highway right of way line of I.R.-80 (S.R.-1) with a
25 radius of 5,200 feet, through an angle of 22°06'53", an arc distance of 2,007.14 feet
26 to a point on the west boundary of said Section 14;

27 THENCE North 0°02'06" East, along the west boundary of said Section 14 a distance
28 of 246.07 feet to the point of beginning.

COPY

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

} SS

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 MAY 20 24

Eureka County Clerk Recorder and Ex-Officio Court Clerk

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