

Official Record

Recording requested By
JEFFREY BURR, LTD

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$21.00

Page 1 of 8

RPTT:

Recorded By: AE

Book- 293 Page- 0137



0146862

APN 002-250-02

AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY

APN#002-250-02

RE-RECORD TO CORRECT LEGAL DESCRIPTION ON DOCUMENT # 0146564

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____

(State specific law)

Tracy West _____
Signature Title

Tracy West _____
Print

2/24/15
Date

Grantees address and mail tax statement:

CLIFFORD J. FINDLAY

310 N. GIBSON ROAD

HENDERSON, NV 89014



Official Record

Recording requested By
JEFFREY BURR LTD

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: HB

Book- 292 Page- 0055



0146564

APN 002-250-02

APN _____

APN _____

ORDER CONFIRMING SALE OF REAL PROPERTY

APN#002-250-02

Title of Document

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____

(State specific law)

Tracy West
Signature

Paralegal
Title

Tracy West
Print

1/2/15
Date

Grantees address and mail tax statement:

Clifford J. Findlay

310 N. Gibson

Henderson, NV 89014



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDR
COREY SCHMUTZ, ESQ. (tw)
Nevada Bar No. 12088
corey@jeffreyburr.com
JEFFREY BURR, LTD.
2600 Paseo Verde Parkway, Suite 200
Henderson, Nevada 89074
Telephone: (702) 433-4455
Fax: (702) 451-1853
Attorneys for CLIFFORD J. FINDLAY, Petitioner

FILED

2014 AUG -8 AM 10:30
LINDA D. LLOYD
LINCOLN COUNTY CLERK
CLERK

DISTRICT COURT
LINCOLN COUNTY, NEVADA

In the Matter of the Estate of
EDWARD BRUCE KUTCHER
aka BRUCE KUTCHER,
Deceased.

Case No. PR 0609012

ORDER CONFIRMING SALE OF REAL PROPERTY
APN# 002-250-02

Date of Hearing: Aug 8, 2014
Time of Hearing: 9:30 a.m.

The return and petition of CLIFFORD J. FINDLAY, Personal Representative of the Estate of EDWARD BRUCE KUTCHER aka BRUCE KUTCHER, Deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court, and after examining the verified return and petition, and hearing the evidence, the Court finds:

1. Due notice of the hearing of the Return and Petition has been given as required by law and that all of the allegations of the Petition are true.
2. The sale was legally made and fairly conducted; that notice of the time, place, and terms of the sale was given as prescribed by law.
3. The property was appraised within one year prior to the sale and the sum offered represented the fair market value of the property sold.
4. There is no real estate commission on the sale.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

5. The sale price is not disproportionate to the value of the property sold and it does not appear that a sum exceeding the sale price by at least \$5,000 may be obtained.

THEREFORE, IT IS ORDERED that the sale of the real property hereinafter described to CLIFFORD J. FINDLAY, or his nominee, for the total sales price of \$23,500.00, is hereby confirmed. The property sold APN#002-250-02, Panaca, Lincoln County, Nevada, and further described as follows:

BLOCK 24, LOT 1, Panaca, Lincoln County, Nevada

APN# 002-250-02

IT IS FURTHER ORDERED that the Personal Representative is authorized and directed to execute and deliver the appropriate conveyance of the estate's interest in and to the real property to the purchaser, as vesting is directed by lender or escrow agent, in accordance with the foregoing.

DATED: August 8, 2014.


DISTRICT JUDGE

JEFFREY BURR, LTD.


COREY SCHMUTZ, ESQ.
Nevada Bar No. 12088
Attorney for Estate
2600 Paseo Verde Parkway, Suite 200
Henderson, NV 89074

There are no social security numbers contained in this document.



Certification of Copy

**STATE OF NEVADA,
COUNTY OF LINCOLN,**

I, LISA C. LLOYD, the duly elected, qualifying and acting Clerk of Lincoln County, in the State of Nevada, and Ex-Officio Clerk of the District Court, do hereby certify that the forgoing is a true, full and correct copy of the original:

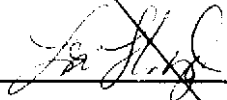
ORDER CONFIRMING SALE OF REAL PROPERTY, APN #002-250-02

IN THE MATTER OF THE ESTATE OF)
EDWARD BRUCE KUTCHER,)
Aka BRUCE KUTCHER,)
Deceased.)

D.C. CASE PR 0609012

IN WITNESS THEREOF, I have hereunto set my hand and Affixed seal of the Court at my office, Pioche, Nevada, this 10th day of January, 2015 A.D.

Lisa C. Lloyd, CLERK



1 ORDR
2 COREY SCHMUTZ, ESQ. (tw)
3 Nevada Bar No. 12088
4 corey@jeffreyburr.com
5 JEFFREY BURR, LTD.
6 2600 Paseo Verde Parkway, Suite 200
7 Henderson, Nevada 89074
8 Telephone: (702) 433-4455
9 Fax: (702) 451-1853
10 Attorneys for CLIFFORD J. FINDLAY, Petitioner

FILED AS
JL

DISTRICT COURT
LINCOLN COUNTY, NEVADA

11 In the Matter of the Estate of
12 EDWARD BRUCE KUTCHER
13 aka BRUCE KUTCHER,
14 Deceased.

Case No. PR 0609012

AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY
APN# 002-250-02

Date of Hearing: _____, 2014
Time of Hearing: 9:30 a.m.

16 The return and petition of CLIFFORD J. FINDLAY, Personal Representative of the
17 Estate of EDWARD BRUCE KUTCHER aka BRUCE KUTCHER, Deceased, for confirmation
18 of sale of the real property hereinafter described, having come on regularly for hearing before
19 this Court, and after examining the verified return and petition, and hearing the evidence, the
20 Court finds:

- 21 1. Due notice of the hearing of the Return and Petition has been given as required by
22 law and that all of the allegations of the Petition are true.
- 23 2. The sale was legally made and fairly conducted; that notice of the time, place, and
24 terms of the sale was given as prescribed by law.
- 25 3. The property was appraised within one year prior to the sale and the sum offered
26 represented the fair market value of the property sold.
- 27 4. There is no real estate commission on the sale.

1 5. The sale price is not disproportionate to the value of the property sold and it does
2 not appear that a sum exceeding the sale price by at least \$5,000 may be obtained.

3 THEREFORE, IT IS ORDERED that the sale of the real property hereinafter described to
4 CLIFFORD J. FINDLAY, or his nominee, for the total sales price of \$22,090.00, is hereby
5 confirmed. The property sold APN#002-250-02, 362 S. Fourth St, Panaca, Lincoln County,
6 Nevada, and further described as follows:

7 Beginning at a point 90.75' South of the Southwest corner of Lot 4 in block 33,
8 Panaca, Nevada, Townsite, thence running East along the line of the street 503
9 feet, thence, Southwest along the pipeline of the Panaca Irrigation Co. 294 feet,
10 thence, West 284 feet, thence, North along the line of the street, 214 feet to the
11 place of beginning, containing 1-3/4 acres, more or less, and being known as Lot
12 1 in Block 32, Panaca Town, and being fully described as located in the
13 Northwest corner of the East half of the Southwest quarter of the Southwest
14 quarter of Sections 9, Township 2 south, Range 68 East, M.D.B.& M.

15 APN# 002-250-02

16 IT IS FURTHER ORDERED that the Personal Representative is authorized and directed
17 to execute and deliver the appropriate conveyance of the estate's interest in and to the real
18 property to the purchaser, as vesting is directed by lender or escrow agent, in accordance with the
19 foregoing.

20 DATED: February 13, 2015

21 S/ Gary D. Fairman
22 DISTRICT JUDGE

23 JEFFREY BURR, LTD.

24 
25 COREY SCHMUTZ, ESQ.
26 Nevada Bar No. 12088
27 Attorney for Estate
28 2600 Paseo Verde Parkway, Suite 200
Henderson, NV 89074

There are no social security numbers contained in this document.



Certification of Copy

**STATE OF NEVADA,
COUNTY OF LINCOLN,**

I, Kelbee Cheeney, the qualifying and acting Deputy Clerk of Lincoln County, in the State of Nevada, and Ex-Officio Clerk of the District Court, do hereby certify that the foregoing is a true, full and correct copy of the original:

Amended Order Confirming Sale of Real Property APN# 002-250-02

IN THE MATTER OF THE ESTATE OF)
EDWARD BRUCE KUTCHER,)
Aka Bruce Kutcher,)
Deceased.)

D.C. CASE PR 0609012

IN WITNESS THEREOF, I have hereunto set my hand and Affixed seal of the Court at my office, Pioche, Nevada, this 21st day of February, 2015 A.D.

Kelbee Cheeney, DEPUTY CLERK

Kelbee Cheeney

Recording requested By
JEFFREY BURR, LTD

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$21.00
Recorded By: AE RPTT:
Book- 293 Page- 0137

STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 002-250-02
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:
 - a. Vacant Land
 - b. Single Fam. Res.
 - c. Condo/Twnhse
 - d. 2-4 Plex
 - e. Apt. Bldg
 - f. Comm'l/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a. Total Value/Sales Price of Property \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due \$ \$0.00

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section 3
 - b. Explain Reason for Exemption: Re-record to correct legal description on document #0146564
Order Confirming Sale of Real Property APN#002-250-02

- 5. Partial Interest: Percentage being transferred: 100% %
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Tracy West Capacity: Paralegal
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Edward Bruce Kutcher
Address: PO Box 1010
City: Caliente
State: NV Zip: 89008-1010

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Clifford J. Findlay
Address: 310 N. Gibson
City: HENDERSON
State: NV Zip: 89014

COMPANY REQUESTING RECORDING

Print Name: Jeffrey Burr, LTD
Address: 2600 Paseo Verde Parkway #200
City: Las Vegas

Escrow #: _____
State: NV Zip: 89074