

Official Record

Recording requested By
L.C. PUBLIC ADMINISTRATOR

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$18.00 Page 1 of 5
RPT: Recorded By: HB
Book- 297 Page- 0276



APN _____

APN _____

APN _____

Amended Order Confirming Sale of Real Property
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)

Howard _____
Signature Title

Mercedes Howard _____
Print

7/27/15 _____
Date

Grantees address and mail tax statement:



1 Case No.: PR 0102014

2

3

4

5

6

7

8

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

9

* * * * *

10 In the Matter of the Guardianship of the
11 Person and the Estate of

12 KAYE ALLISEN-MEDLIN,
13 aka KAYE ALLISEN,
14 aka GERTRUDE MEDLIN
15 aka GERTRUDE SCHMIDT,

16 An Adult Ward.

17

**AMENDED ORDER CONFIRMING
SALE OF REAL PROPERTY**

18

PURSUANT TO the Ex Parte Motion to Amend Order Confirming Sell of Real Property

19

The Return Petition filed on July 23, 2015, and supported by the Return of Sale of Daniel M.

20

Hooge, Guardian of the person and estate of Kaye Allison-Medlin, for confirmation of sale of

21

the real property hereinafter described that came on regularly for hearing before this Court on

22

March 27, 2105, the same which was approved and granted, the Court after examining the Ex

23

Parte Motion to Amend Order Confirming Sell of Real Property and reviewing the evidence,

24

25 finds as follows:

26

1. That based on the Ex Parte Motion to Amend Order Confirming Sell of Real

27

Property the legal description of the property was absent. as evidenced by the Residential

28



1 Purchase Agreement attached as Exhibit "A" to the Petition for Return of Sale filed on May 27,
2 2015.

3 2. That due notice of the original hearing of such Return and Petition has been given
4 as required by law and that all of the allegations of said Petition are true. That the location of
5 the subject property and Assessor's Parcel Number are as follows:
6

7 3. That due notice of the hearing of such Return and Petition has been given as
8 required by law and that all of the allegations of said Petition are true. That the location of the
9 subject property and Assessor's Parcel Number are as follows:
10

11 **LEGAL DESCRIPTION**

12 The land referred to herein is described as follows:

13 All that certain real property situate in the County of Lincoln, State of Nevada, described as
14 follows:

15 **PARCEL 1**

16 The portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), Section
17 36, Township 3 South, Range 55 East, M.D.M., described as follows:

18 Parcel No. 1 as shown on the Parcel Map for D.C. Day recorded April 23, 1980 in the
19 Official of the County Recorder of Lincoln County in Book A of Plats, page 156B as File No.
20 68400 Lincoln County, Nevada records.

21 Excepting therefrom all oil and gas in the land so patented, and to it or person authorized
22 by it, the right to prospect for, mine and remove such deposits from the same as reserved by the
23 United States of America in the patent recorded October 7, 1966, Book N-1 of Real Estate
24 Deeds, page 138 as File No. 44566 Lincoln County, Nevada records.

25 ASSESSOR'S PARCEL NUMBER FOR 2014-2015: 010-190-01

26 **PARCEL 2**

27 The portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), Section
28 36, Township 3 South, Range 55 East, M.D.B. & M., County of Lincoln, State of Nevada,
described as follows:

1 Parcel 3-B as shown on the Parcel Map thereof recorded on the 6th day of February,
2 2984, in the Official of the County Recorder of Lincoln County in Book A of Plats, page 226 as
3 File No. 79515 Lincoln County, Nevada records.

4 Excepting therefrom all oil and gas in the land so patented, and to it or person authorized
5 by it, the right to prospect for, mine and remove such deposits from the same as reserved by the
6 United States of America in the patent recorded October 7, 1966, Book N-1 of Real Estate
7 Deeds, page 138 as File No. 44566 Lincoln County, Nevada records.

8 ASSESSOR'S PARCEL NUMBER FOR 2014-2015: 010-190-04

9 **PARCEL 3**

10 The portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), Section
11 36, Township 3 South, Range 55 East, M.D.M., described as follows:

12 Parcels 4A, 4B, 4C, and 4D as shown on the Parcel Map for D.C. Day recorded January
13 6, 1984 in the Official of the County Recorder of Lincoln County in Book A of Plats, page 221
14 as File No. 79260 Lincoln County, Nevada records.

15 Excepting therefrom all oil and gas in the land so patented, and to it or person authorized
16 by it, the right to prospect for, mine and remove such deposits from the same as reserved by the
17 United States of America in the patent recorded October 7, 1966, Book N-1 of Real Estate
18 Deeds, page 138 as File No. 44566 Lincoln County, Nevada records.

19 ASSESSOR'S PARCEL NUMBER FOR 2014-2015: 010-190-05
20 010-190-06
21 010-190-07
22 010-190-08

23 4. That said sale was legally made and fairly conducted; that notice of the time,
24 place, and the terms of the sale were given as prescribed by law.

25 5. That said property was appraised within one (1) year of said sale and that the sum
26 offered represented the fair market value of the property sold.

27 6. That said sale price is not disproportionate to the value of the property sold and it
28 does not appear that a sum exceeding such sale price by at least Five Thousand Dollars
(\$5,000.00) may be obtained pursuant to NRS 159.146.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the sale so made of
the real property described to Ralph Meierhoff, for the sum of \$75,000, with the Buyer placing

1 \$1,000 earnest money in escrow and obtaining a new loan for \$74,000.00 paid at the close of
2 escrow.

3 **IT IS FURTHER ORDERED** that the property is being sold "AS IS" with an
4 Addendum signed by buyer. That the Guardian of the estate of the above-named ward hereby
5 authorized to pay a total commission of 6% divided equally between the listing agent and the
6 selling agent.
7

8 **IT IS FURTHER ORDERED** that said Guardian of the estate of the above-named ward
9 is hereby authorized and directed to pay certain customary closing costs and prorations incident
10 to such sale through a proper escrow established for such purposes, and upon receipt of the
11 purchase price aforesaid through such escrow said Guardian is directed to execute appropriate
12 conveyances in favor of said purchaser(s) to be delivered through such escrow.
13

14 DATED this 24th day of July, 2015.

15
16 Jay Danner
17 DISTRICT COURT JUDGE

18 Submitted by:
19 CARLING LAW OFFICE, PC
20 Matthew D. Carling
21 MATTHEW D. CARLING, ESQ.
22 Nevada Bar No.: 007302
23 *Attorneys for Petitioner,*
24 DANIEL M. HOOGE, ESQ.
25 Lincoln County Public Guardian

This document to which this certificate is attached is a true, true and correct copy of the original, on file and on record in the County Clerk's Office, Picher, Nevada.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court to and for the County of Lincoln, State of Nevada, this 27th day of July, 2015.

26 Kathleen Quill
27 *Deputy Clerk*
28