

LINCOLN COUNTY, NV

2019-156182

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OFFICIAL RECORD

AMY ELMER, RECORDER

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A.P.N.: 001-240-55 and 001-240-56

File No: 13895-2560429

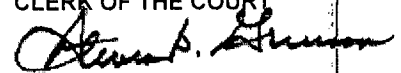
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1100 South Tenth Street
Las Vegas, NV 89101

ORDER CONFIRMING SALE OF REAL PROPERTY

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.



1 **RSRP**
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8 **DISTRICT COURT, FAMILY DIVISION**
9 **CLARK COUNTY, NEVADA**

10 * * * * *

11 In the Matter of the Guardianship of the
12 Person and the Estate of CURTISS H.
13 LINGO, III; an adult protected person.

Case No.: G-07-030924-A
Dept. No.: B

14 **RETURN OF SALE OF REAL PROPERTY**
15 **AND PETITION FOR CONFIRMATION**

<input type="checkbox"/> TEMPORARY GUARDIANSHIP	<input checked="" type="checkbox"/> GENERAL GUARDIANSHIP
<input type="checkbox"/> Person	<input type="checkbox"/> Person
<input type="checkbox"/> Estate	<input type="checkbox"/> Estate <input type="checkbox"/> Summary Admin.
<input type="checkbox"/> Person & Estate	<input checked="" type="checkbox"/> Person & Estate
<input type="checkbox"/> SPECIAL GUARDIANSHIP	<input checked="" type="checkbox"/> NOTICES/SAFEGUARDS
<input type="checkbox"/> Person	<input type="checkbox"/> Blocked Account Required
<input type="checkbox"/> Estate <input type="checkbox"/> Summary Admin.	<input type="checkbox"/> Bond Required
<input type="checkbox"/> Person & Estate	<input checked="" type="checkbox"/> Public Guardian Bond

22 **ORDER CONFIRMING SALE OF REAL PROPERTY**

23 The Return Petition of Karen Kelly, Guardian of the person and estate of Curtiss H.
24 Lingo, III, for confirmation of sale of the real property hereinafter described, having come on
25 regularly for hearing before this Court on April 18, 2019, the Court after examining the verified
26 Return and Petition and reviewing the evidence, finds as follows:
27
28

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

5 **2 Vacant Parcels of Land located in Pioche, Nevada.**
6 **Parcel #001-240-55 & #001-240-56.**

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

9 3. That said property was appraised in 2008; however, special circumstances
10 surround the actual value of said property negating any appraised value herein. The sum offered
11 represented the fair market value of the property sold.

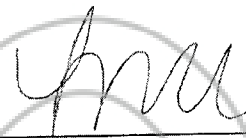
12 4. That said sale price is not disproportionate to the value of the property sold and it
13 does not appear that a sum exceeding such sale price by at least Five Thousand Dollars
14 (\$5,000.00) may be obtained pursuant to NRS 159.146.
15

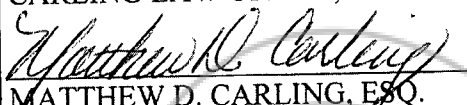
16 **IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** that the sale so made of
17 the real property described to Antonio S. Capille, III, for the sum of Six Thousand Dollars and
18 no/100 (\$6,000.00), with the Buyer placing \$1,000 earnest money in escrow and paying cash in
19 the amount of \$5,000 at the close of escrow.
20

21 **IT IS FURTHER ORDERED** that the property is being sold "AS IS" with a waiver
22 signed and notarized by buyers. That the Guardian of the Estate of Curtiss H. Lingo, III, is
23 hereby authorized to pay a total commission of 5% of the total sales price (\$6,000.00) to be
24 divided 2.5% for selling agent and 2.5% for the listing agent. All Escrow Fees or Real Property
25 Transfer Fees will be split 50/50 between the buyer and seller with all other customary closing
26 costs being paid for by the buyer.
27
28

1 **IT IS FURTHER ORDERED** that said Guardian of the Estate of Curtiss H. Lingo, III,
2 is hereby authorized and directed to pay certain customary closing costs and prorations incident
3 to such sale through a proper escrow established for such purposes, and upon receipt of the
4 purchase price aforesaid through such escrow said Guardian is directed to execute appropriate
5 conveyances in favor of said purchaser(s) to be delivered through such escrow.
6

7 DATED this 18 day of April, 2019.

8
9 
10 _____
DISTRICT COURT JUDGE
11 LINDA MARQUIS

11 Submitted by:
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13 
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