

APN# 004-141-02 and 008-031-11

11-digit Assessor's Parcel Number may be obtained at:

<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

ORDER GRANTING PERMISSION FOR APPROVAL

OF SALE OF REAL PROPERTY

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested by:**

FIRST AMERICAN TITLE

**Return Documents To:**

Name SHIRLEY ORR

Address P.O. BOX 19005

City/State/Zip LAS VEGAS, NV 89132

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

(An additional recording fee of \$1.00 will apply)

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

1 Case No. PR 1101720

FILED

2 2021 APR 23 PM 4:13

3 LISA C. LLOYD  
LINCOLN COUNTY CLERK

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

6  
7 IN THE MATTER OF THE ESTATE

8 OF

**ORDER GRANTING PERMISSION FOR**  
**APPROVAL OF SALE OF REAL**  
**PROPERTY**

9  
10 BONITA MEEHAN aka BONITA HALL  
11 MEEHAN aka BONNIE MEEHAN aka  
12 BONNIE H. MEEHAN aka B. H. MEEHAN,  
13 B. HALL MEEHAN aka BONNIE HALL  
MEEHAN  
Deceased.

14 The COURT having reviewed the Petition for Approval of Sale of Property with Amended  
15 Petition regarding the alternative names of the Deceased and Property description having been  
16 filed herein by SHIRLEY S ORR, Administratrix in the above entitled Matter,

17 The hearing upon which was set in the above entitled Court, for the above date and time,  
18 the Court having considered the Petition, and examined the evidence, being fully advised of the  
19 premises finds (i) Notice of the hearing was waived due to the all Heirs consenting in writing to  
20 the sale in this matter; (ii) the facts alleged in the Petition are true and correct; (iii) that the Court  
21 has jurisdiction over the matter; (iv) that the matter was placed for sale privately; (v) the Petition  
22 ought to be granted, and upon good cause appearing therefor;

23  
24 IT IS HEREBY ORDERED that the Administrator's Petition for Approval of Sale of  
25 Property is hereby GRANTED.

26  
27 IT IS HEREBY FURTHER ORDERED that the Administrator may proceed with the sale  
28 of the Decedent's Real Property in the County of Lincoln, State of Nevada as follows:

KIRSTY E. PICKERING  
ATTORNEY AT LAW  
457 5TH STREET  
ELY, NEVADA 89301  
TELEPHONE (775) 289-3333

**KIRSTY E. PICKERING**  
**ATTORNEY AT LAW**  
457 5TH STREET  
ELY, NEVADA 89301  
TELEPHONE (775) 288-3333

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

The property is legally described as follows:

The Assessor's Parcel Number is Parcel No. 004-141-02 and APN 008-031-11

The land referred to herein below is situated in the County of Lincoln, State of Nevada,  
and described as follows:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5,  
TOWNSHIP 7 SOUTH, RANGE 61 EAST, LINCOLN COUNTY, NEVADA AND  
DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF  
THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 5;  
THENCE NORTH 00° 20' 19" EAST ALONG THE WEST LINE THEREOF A  
DISTANCE OF 1016.45 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00° 20' 19" EAST A DISTANCE OF 619.66 FEET;  
THENCE SOUTH 89° 56' 17" EAST A DISTANCE OF 1328.36 FEET;  
THENCE SOUTH 00° 21' 12" WEST ALONG THE EAST LINE OF THE NORTHWEST  
QUARTER (NW 1/4) OF SAID SECTION 5 A DISTANCE OF 608.30 FEET;  
THENCE SOUTH 89° 34' 20" WEST A DISTANCE OF 1328.48 FEET TO THE TRUE  
POINT OF BEGINNING.  
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED  
PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 28, 1986, AS  
INSTRUMENT NO. 84852.

IT IS HEREBY FURTHER ORDERED that per NRS 148.220 through NRS 148.320, the  
terms of the approval are appropriate for the sale price of \$195,000.00 to Robert E. Mize, Jr. on  
the terms described in the Petition filed February 25 2021, with escrow to close within 6 months  
of this Order.

IT IS HEREBY FURTHER ORDERED that the closing documents shall make reference  
to this Court Order and a Certified copy of this Court Order shall be recorded in the Office of the  
White Pine County Recorder, State of Nevada.

IT IS HEREBY FURTHER ORDERED that the Court authorizes the Administrator to pay  
to Suntree Realty a commission equal to one percent ( 1 % ) of the selling price of the property,  
the sum of One Thousand Nine Hundred Fifty and 00/100 (\$1,950.00), as a fair and reasonable  
commission for representing the Estate during the sale

**KIRSTY E. PICKERING**  
**ATTORNEY AT LAW**  
457 5TH STREET  
ELY, NEVADA 89301  
TELEPHONE (775) 289-3333

1 IT IS HEREBY FURTHER ORDERED that the Court authorizes the Administrator to pay  
2 to V and ST Realty a commission equal to seven percent (7%) of the selling price of the property,  
3 the sum of Thirteen Thousand Six Hundred Fifty and 00/100 (\$13,650.00), as a fair and  
4 reasonable  
5 commission for representing the Buyer during the sale;

6 IT IS HEREBY FURTHER ORDERED that the Administrator be authorized and directed  
7 to take all action and to execute all documents necessary to complete the sale and conveyance of  
8 the real property  
9

10 IT IS HEREBY FURTHER ORDERED that the Administrator shall take whatever actions  
11 are reasonably necessary to consummate the sale and that the proceeds be placed in Escrow and all  
12 creditors be satisfied and a Final Inventory and Accounting be filed within 30 days of the final  
13 notice to creditors expiring.

14 DATED this 23<sup>rd</sup> day of April 2021.

  
\_\_\_\_\_  
DISTRICT JUDGE

18 SUBMITTED BY:  
19 Kirsty E Pickering Attorney At Law

20 KIRSTY E PICKERING, ESQ.  
21 Nevada Bar No. 9295  
22 457 5<sup>th</sup> Street  
23 Ely, Nevada 89301  
24 (775) 289-3333.

COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file in the County Clerk's Office, Pledge, Nevada. In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this 3<sup>rd</sup> day of Nov, 2021  
Amanda Coleman  
Clerk/Deputy Clerk