

LINCOLN COUNTY, NV

2024-167523

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10/21/2024 02:56 PM

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AMY ELMER, RECORDER

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APN# 001-240-47/ 001-240-48/ 001-240-49

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

https://clarkcountynv.gov/government/assessor/property_search/real_property_records.php

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Order Granting Permission For approval

Of Sale Of Real Property

Re Case PR-0400824

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

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This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.

FILED

1 Case No. PR 0400824

2 Dept. No. 2

2024 SEP 27 PM 1:51

LISA C. LLOYD
LINCOLN COUNTY CLERK
LCL
CLERK

3
4
5 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
6 **IN AND FOR THE COUNTY OF LINCOLN**

7
8
9 IN THE MATTER OF THE ESTATE

10 OF

ORDER GRANTING PERMISSION FOR
APPROVAL OF SALE OF REAL
PROPERTY

11 JOSEPH CARVER FOX,

12 Deceased.

13
14 The COURT having reviewed the Petition for Approval of Sale of Property having been
15 filed herein by MICHAEL W FOX, Administrator in the above entitled Matter; the hearing upon
16 which was set in the above entitled Court, for the above date and time, the Court having considered
17 the Petition, and examined the evidence, being fully advised of the premises finds (i) Notice of the
18 hearing was waived due to the Petitioner MICHAEL W FOX and heirs having consented to the sale
19 ; (ii) the facts alleged in the Petition are true and correct; (iii) that the Court has jurisdiction over the
20 matter; (iv) that the matter was placed for sale privately; (v) the Petition ought to be granted, and
21 upon good cause appearing therefor;

22
23 IT IS HEREBY ORDERED that the Administrator's Petition for Approval of Sale of
24 Property is hereby GRANTED.

25
26 IT IS HEREBY FURTHER ORDERED that the Administrator may proceed with the sale
of Decedent's Real Property located at 645 Fox Lane, Pioche, Lincoln County Nevada.

27 The property is legally described as follows:
28

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ATTORNEY AT LAW
413 MURRY STREET
ELY, NEVADA 89301
TELEPHONE (775) 289-3333

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1. **Parcel Nos: 01-240-48; 01-240-49; 001-240-47.** 645 Fox Lane, Pioche, Lincoln County Nevada; The land referred to herein is situated property is legally described as follows:

Parcels No. 01-240-48 and 01-240-49

A portion of the South Half (S1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 1 North, Range 67 East M.D.B.&M. more particularly described as follows:

Parcels 3 and 4 of that certain parcel map recorded May 12, 1998, in the office of the county recorder of Lincoln County, Nevada in Book B of Plats, page 119, as File No. 110962, Lincoln County, Nevada records.

Parcel No. 001-240-47

That portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 1 North, Range 67 East, M.D.B.&M. more particularly described as follows:

Parcels two (2) of that certain parcel map recorded May 12, 1998, in the office of the county recorder of Lincoln County, Nevada in Book B of Plats, page 119, as File No. 110962, Lincoln County, Nevada records.

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 \$300,000.00, with escrow to close within 90 days of this Order.

IT IS HEREBY FURTHER ORDERED that this Court confirm the sale of the property described above to ROBERT McKEEHAN and CAROLYN McKEEHAN as is, where is, subject to the terms of Contract, for a sales price of \$300,000.00 and subject to this Court's approval, with no more than a 10% commission, with escrow to close within 90 days of Court approval.

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 Lincoln County Recorder, State of Nevada.

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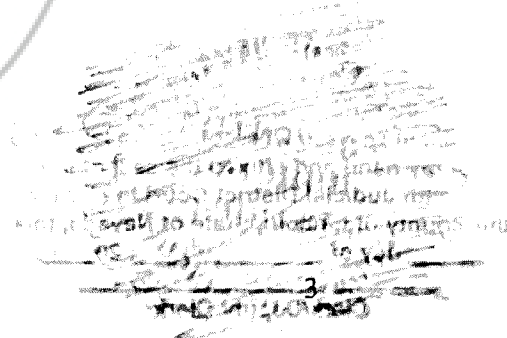
IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Administrator is hereby authorized to pay attorney's fees in this matter in the amount of \$4053.00 to Kirsty E Pickering out through such escrow and that the remaining proceeds of the sale shall be placed into an Account for of Estate of JOSEPH CARVER FOX.

IT IS HEREBY FURTHER ORDERED that the Administrator shall take whatever actions are reasonably necessary to consummate the sale and that the proceeds be placed in Escrow and all creditors be satisfied and a Final Inventory and Accounting be filed within 90 days of the final notice to creditors expiring.

DATED this 27th day of September 2024.



DISTRICT JUDGE



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, Ploche, 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

24 day of September, 2024

[Signature]
Clerk/Deputy Clerk