

OFFICIAL RECORD

Requested By:  
ERNEST E ADLER ATTORNEY AT

LAW  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-0106 PG-10384 RPTT: # 3



A.P.N. 1220-21-610-036  
R.P.T.T. # \_\_\_\_\_

WHEN RECORDED MAIL TO:

Ernest E. Adler, Esq.  
KILPATRICK, JOHNSTON & ADLER  
412 N. Division Street  
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Kim Coker  
761 Blue Rock  
Gardnerville, NV 89460<sup>kc</sup>

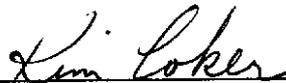
QUITCLAIM DEED

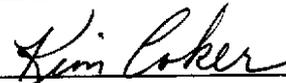
THIS INDENTURE WITNESSETH: That KIM COKER, as a single woman, and KIM COKER, as the legal guardian of the minor child, LANCE COKER, in accordance with the District Court Order Allowing Sale of Ward's Property, case No. J-24595, In the Ninth Judicial District Court of the State of Nevada In and for the County of Douglas, filed November 30, 2005, does hereby remise, release and forever quitclaim to KIM COKER, a single woman, and all interest they may have in and to that certain real property in the county of Douglas, State of Nevada, described as follows:

Lot 445, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, as File No. 66512.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or appertaining.

IN WITNESS WHEREOF, I have executed this conveyance on this 26<sup>th</sup> day of January, 2006.

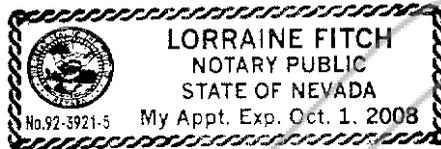
  
\_\_\_\_\_  
KIM COKER

  
\_\_\_\_\_  
KIM COKER as Guardian for  
LANCE COKER

STATE OF NEVADA     )  
  :SS.  
CARSON CITY            )

On this 26<sup>th</sup> day of January 2006, personally appeared before me, a Notary Public in and for the County and State aforesaid, KIM COKER, known to me to be the person described in and who executed the foregoing instrument, and duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Lorraine Fitch  
NOTARY PUBLIC

KILPATRICK, JOHNSTON & ADLER, Attorneys at Law, 412 North Division St., Carson City, Nevada 89703-4168, (775) 882-6112, 883-5149

1 CASE NO: J-24595

RECEIVED

2 DEPT NO.: I

NOV 23 2005

2005 NOV 30 PM 2: 16

DOUGLAS COUNTY  
DISTRICT COURT CLERK

BY K. WILFERT  
DEPUTY

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5  
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7  
8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of

ORDER ALLOWING SALE OF  
WARD'S PROPERTY

10 LANCE ANTHONY COKER  
11 a Child Under the Age of  
12 Eighteen Years.  
13 D.O.B.: 7/21/90

14 This matter came regularly for hearing on October 18, 2005, on KIM COKER's Petition to  
15 Allow Sale of Ward's Property and for A Determination of Value. KIM COKER was represented  
16 in these proceedings by ERNEST E. ADLER, ESQ., and Notice of hearing was given to the  
17 Department of Human Resources, Division of Child and Family Services.  
18

19 The purpose of this hearing was to correct an error which was committed on December 14,  
20 1992. Specifically in 1992, \$30,000 was taken from the proceeds of a personal injury settlement  
21 which was awarded to LANCE COKER because of the death of his mother. DANNY COKER used  
22 this money to build a bedroom onto the COKER residence for LANCE COKER. Apparently, Child  
23 and Family Services requested that in exchange for the \$30,000 used for the construction of the  
24 bedroom, LANCE COKER must be made a joint tenant on the 761 Bluerock, Gardnerville, Nevada  
25 property. There were several problems with this request, the first being that LANCE COKER was  
26 an infant in 1992 and could not be placed upon the deed. Nonetheless, LANCE COKER was placed  
27 on the deed as a joint tenant.  
28



BK- 0106  
PG- 10386

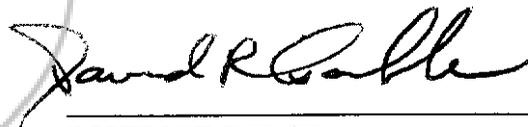
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In order to correct this mistake the court requested a market analysis of the 761 Bluerock property as of 1992. John Vettel, who is a broker associate with Realty Executives, did a straight-line extrapolation of price and determined the price to be \$126,000 in 1992, with a current price of \$300,000. The court notes that the real property increased 238% in value. In other words, the \$30,000 investment increased to \$71,400. However, if one assumes KIM COKER, LANCE COKER's guardian, spent an additional \$250 per month to support LANCE COKER for 156 months, this amount totals \$39,000.

Given all the factors involved in this case, it is equitable that KIM COKER purchase LANCE COKER's share in the 321 Bluerock Road property for \$32,400, which is the difference between the increase in value and the additional support provided by KIM COKER.

Therefore, it is ORDERED, ADJUDGED AND DECREED that the Guardian, KIM COKER, purchase LANCE COKER's share in the 701 Bluerock Road, Gardnerville, Nevada residence for \$32,400, and that the proceeds be placed in a blocked trust account for the benefit of LANCE COKER.

DATED this 29 day of November, 2005.



DISTRICT JUDGE

KILPATRICK, JOHNSTON & ADLER, Attorneys at Law, 412 North Division St., Carson City, Nevada 89703-4168, (775) 882-6112, 883-5149

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CASE NO. J-24595  
DEPT. NO. I

**RECEIVED**  
JAN 13 2006  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

2006 JAN 17 PM 2:24  
K. J. JEFFERS  
CLERK

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of  
LANCE ANTHONY COKER,  
a Child Under the Age of  
Eighteen Years.  
D.O.B. 7/21/90

ORDER GRANTING MOTION  
NUNC PRO TUNC

This matter came regularly before this court on a motion to correct, nunc pro tunc, clerical error contained in the Order Allowing Sale of Ward's Property, filed herein on November 30, 2005, in the instant case. Therefore, good cause appearing,

IT IS ORDERED, ADJUDGED AND DECREED that the Order Allowing Sale of Ward's Property, filed herein on November 30, 2005, is amended as follows:

1. On page 2, line 11, the property address is 761 Bluerock Road.;
2. On page 2, line 14, the property address is 761 Bluerock Rd., Gardnerville, Nevada;
3. That on page 2, line 14, after 761 Bluerock Road, Gardnerville, Nevada, the following language be inserted: "described as follows:

Lot 445, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, as File No. 66512."

DATED this 17 day of January, 2006.

*David R. Gable*  
DISTRICT JUDGE