

DOUGLAS COUNTY, NV

2017-908471

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12/26/2017 04:00 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1319-03-414-036

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 Highway 395 N, Suite B

Gardnerville, NV 89410

Amended Order After Hearing
Confirming Sale of Property

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

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Douglas County
District Court Clerk

FILED
2017 DEC 21 PM 3:54

BOBBIE R. WILLIAMS
CLERK

[Signature]

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

**IN THE MATTER OF THE GUARDIANSHIP
OF THE PERSON AND ESTATE OF**

Case No.: 17-PB-0126

DONALD GEORGE KYLES, SR.

Dept. No.: II

A Protected Person.

AMENDED ORDER AFTER HEARING CONFIRMING SALE OF PROPERTY

This matter came before the Court on December 11, 2017 for a hearing to confirm the sale of real property. Special Guardian Helen Ann Kyles appeared telephonically, representing herself. Appearing in person was Washoe Legal Services Attorney David D. Spitzer as court-appointed attorney for the protected person, Donald George Kyles, Sr. Mr. Kyles's presence at the hearing was excused based on his medical/mental health and out-of-state residency at a care facility in Napa, California. Also present were estate agents Deborah Young and Mary Woods, and proposed buyers, Ralph Wondra and Linda Klimen-Wondra ("The Wondras").

The Court confirmed that proper notice of the proposed sale of the property had been given and that the appraised value of the property had been accurately set at \$379,000.

The property is more fully described as 2443 Meadow Circle, Genoa, Nevada high Meadows Subdivision Unit 2, Lot 54 block C, APN: 1319003-414-036. After a brief competitive bidding process, the final bidder was the Wondras who offered to purchase the property "as is" for \$400,000.00 in cash.

1 The Court hereby confirms the sale of the property in accordance with NRS 159.1425 and
2 NRS 159.1435 as purchased by the Wondras under these terms.

3 The Guardian is authorized to execute and sign all deeds or other necessary paperwork to
4 consummate this sale. After all costs and commissions have been paid, the guardian is
5 required to submit to the Court an accounting of the proceeds of the sale within 60 days of the
6 close of escrow, upon which submission and approval by the Court, this guardianship will be
7 terminated.
8

9 **IT IS SO ORDERED.**

10 Dated this 21st day of December, 2017.

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13 *[Signature]*
14 DISTRICT JUDGE
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CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 12-21-17

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By *[Signature]* Deputy