

COURT CODE: 3645

Your Name: _____

Address: _____

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Self-Represented

**IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE**

In the Matter of the Guardianship of the:

Estate

Person and Estate

of:

CASE NO.: _____

DEPT: _____

(name of person who has a guardian)

A Protected Person.

PETITION FOR AUTHORITY TO LIST AND SELL REAL PROPERTY

Guardian(s), (*first Guardian's name*) _____ and
(*second Guardian's name or "n/a" if only one Guardian*) _____,
respectfully represent the following to this Honorable Court:

1. This Court previously appointed the Petitioner(s) as Guardian(s) of the above-named Protected Person's estate.

2. The Guardian(s) wish to list and sell real property belonging to (*name of Protected Person*) _____, who is (*age*) _____ years of age and presently resides at (*protected person's address*) _____.

3. **Estate Value.** The Protected Person's estate consists of assets that are valued at (*total value of the estate assets*) \$ _____ according to the last (*check one*)
 Accounting Inventory.

4. **Property.** The real property the Guardian(s) wish to sell is located at (*property address*)

5. **Legal Description.** The property is legally described as follows (*write the legal description of the property, if you do not know the legal description ask the county assessor or title company where the property is located*)

6. **APN.** The Assessor's Parcel Number is (*APN number*) _____.

7. **Estimated Property Value.** The value of the property to be sold is believed to be at (*value of property being sold*) \$_____.

8. **Appraisal.** (*check one*)

- Guardian(s) will complete an appraisal within one year before the date of sale.
- Guardian(s) request a waiver of the appraisal, because an appraisal will unduly delay the potential sale and the delay will impair the estate of the Protected Person.

9. **Mortgage / Lien.** (*check one*)

- There are no mortgage or lien holders on the real property.
- There are mortgage/lien holder(s) on the real property.

The mortgage/lien holder(s) is/are (*name all mortgages and lien holders to the property you wish to sell*) _____

The amount still owed to the mortgage/lien holder(s) is \$_____.

10. **Joint Property Owners.** (*check one*)

- There are no joint property owners to the real property.
- There are joint property owners to the real property.

The joint property owner(s) is/are (*name anyone that is a joint property owner to the property you wish to sell*) _____

11. **People Entitled to Inherit.** (*check one*)

- The Protected Person has a will that states the property will be given to (*list the name(s) of any person named to inherit the property in the will*):

- The Protected Person does not have a will. The heirs who would be entitled to inherit the property are (*list the name(s) of any person that would inherit the property without a will, including yourself if you are an heir*):

12. **Reason.** The Guardian(s) wish to sell the Protected Person’s real property because (*explain why you want to sell the property and how selling the property is beneficial to the protected person*)

13. **Listing Agreement. Guardian(s) understand that a listing agreement cannot be signed until the judge signs and files an order granting authority to list the property for sale.** If authority to sell is granted, the listing agreement for the sale of the real property will clearly state the following terms:

- a. the property is being sold “AS IS, WHERE IS”;
- b. there are “no warranties, expressed or implied”;
- c. the sale is subject to court approval;

- d. offers must be in writing and delivered to the place designated in the Notice of Sale or to the guardian at any time after the date of first publication or posting of the notice;
- e. the listing price will be \$_____;

14. **Publication.** (*check one*)

- The Guardians are the only people who would be awarded the property under a will or by inheritance. Publication should be waived.
- All persons who would be awarded the property under a will or by inheritance will give consent to waive publication. Publication should be waived.
- The net value of the sale of the property will be \$10,000 or less. Publication should be waived, and Guardian(s) will instead post a notice in three of the most public places in the county where the property is located for at least 14 days before offers will be accepted.
- A Notice of Sale will be published in a newspaper in the county where the property is located, or in a newspaper of general circulation as ordered by the Court not less than 3 times over a period of 14 days and 7 days apart before the sale is made.
- A Notice of Sale will be published on a public property listing service for not less than 30 days.

15. Within 30 days after the date of the sale of the Protected Person’s real property, which is the date on which the contract for the sale is signed, Guardian(s) will file Petition for Confirmation of the Sale to approve the best offer received.

Based on the above, Petitioner(s) request that the authority to list and sell the real property be granted and for such other and further relief as the Court may deem just and proper.

This document does not contain the personal information of any person as defined by NRS 603A.040.

Date: _____ Date: _____

▶ _____
(*First Guardian’s signature*)

▶ _____
(*Second Guardian’s signature*)

(*First Guardian’s printed name*)

(*Second Guardian’s printed name*)

VERIFICATION

I, (*name of first Guardian*) _____, under penalty of perjury, state that I am the Guardian in the within action; that I have read the foregoing Petition and know the contents thereof; that the same is true of my knowledge except as to those matters therein stated upon information and belief and as to those matters, I believe them to be true.

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

GUARDIAN'S SIGNATURE

VERIFICATION

I, (*name of Co-Guardian; if none, write "N/A"*) _____, under penalty of perjury, state that I am the Co-Guardian in the within action; that I have read the foregoing Petition and know the contents thereof; that the same is true of my knowledge except as to those matters therein stated upon information and belief and as to those matters, I believe them to be true.

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

CO-GUARDIAN'S SIGNATURE

INDEX OF EXHIBITS

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