

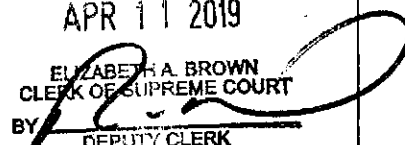
IN THE COURT OF APPEALS OF THE STATE OF NEVADA

ALEXANDER RAMOS,
Appellant,
vs.
NA LI RAMOS; AND J. J. R.,
Respondents.

No. 73398-COA

FILED

APR 11 2019

ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY 
DEPUTY CLERK

ORDER OF REVERSAL AND REMAND

Alexander Ramos appeals a post-divorce decree order in a family matter. Eighth Judicial District Court, Clark County; Mathew Harter, Judge.

The parties were divorced by way of a decree of divorce entered in 2007. Pursuant to the decree of divorce, as relevant here, the parties' marital residence was held in trust with each party and their minor child all retaining a one-third interest. In 2010, the parties stipulated to dissolve the trust and respondent Na Li Ramos stipulated to quitclaim her one-third interest in the property to Alexander and the minor child in equal shares. Subsequently, Alexander quitclaimed his interest in the property to the minor child, intending the transfer to be temporary. In an effort to later transfer the title back into both Alexander and the child's names, a guardian ad litem was appointed to represent the child's interests. The guardian ad litem moved for an order allowing the property to be sold and any proceeds from the sale to be held in a blocked account for the benefit of the minor. The district court granted the motion, over Alexander's opposition, and this appeal followed.

19-15952

This court reviews the district court's decisions in divorce proceedings for an abuse of discretion. *Williams v. Williams*, 120 Nev. 559, 566, 97 P.3d 1124, 1129 (2004). This court will not disturb a district court's decision that is supported by substantial evidence. *Id.* Substantial evidence is that which a reasonable person may accept as adequate to sustain a judgment. *Id.* Similarly, this court reviews a child custody decision for an abuse of discretion. *Ellis v. Carucci*, 123 Nev. 145, 149, 161 P.3d 239, 241 (2007).

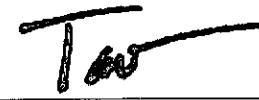
Here, the district court's order only finds that the child has 100 percent interest in the property and that the sale of the property is in the best interest of the child. Accordingly, the district court ordered the guardian ad litem to take any steps necessary to sell the property and that the proceeds of the sale be placed into a blocked account for the benefit of the minor child. However, the district court's order contains no findings of fact and only summarily concludes that the child holds 100 percent interest in the property and that selling the property is in the child's best interest. Based on these summary conclusions and the record on appeal, this court cannot conclude that the district court's decision was made for the appropriate reasons. *See Davis v. Ewalefo*, 131 Nev. 445, 450, 352 P.3d 1139, 1142–43 (2015) (“Although this court reviews a district court's discretionary determinations deferentially, deference is not owed to legal error, or to findings so conclusory they may mask legal error.” (internal citations omitted)). We note that the district court's order does not address any of the arguments Alexander raised, most notably whether the transfer of title to the minor was permissible. Therefore, on remand, the district court should address any relevant arguments relating to whether the transfer of the property was proper and any additional facts that may be


relevant and set forth appropriate findings and legal conclusions to support its ultimate decision.

Accordingly, we

ORDER the judgment of the district court REVERSED AND REMAND this matter to the district court for proceedings consistent with this order.¹


_____, C.J.
Gibbons


_____, J.
Tao


_____, J.
Bulla

cc: Hon. Mathew Harter, District Judge
Alexander Ramos
McFarling Law Group
Na Li Ramos
Eighth District Court Clerk

¹On July 26, 2018, the Nevada Supreme Court entered an order staying the district court's August 15, 2017, order directing the property at issue be sold in response to Alexander's motion for a stay pending appeal. Because this order finally resolves the appeal and reverses the August 15 order, the July 26 stay order has necessarily expired with the entry of this order.