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

IN THE MATTER OF THE ESTATE OF:

JEFFERY T. NEEDHAM aka JEFF NEEDHAM, ORDER CONFIRMING SALE OF REAL PROPERTY

Deceased.

Petitioner, WILLIAM A. DOWNEY, the duly appointed Administrator of the Estate of Jeffery T. Needham, Deceased, having submitted his Petition for Approval and Confirmation of Sale of Real Property, said matter coming on regularly for hearing this date, proof having been made to the satisfaction of the Court that notice and publication of the hearing has been given in the matter and for the time required by law, this Court hereby finds:

- 1. WILLIAM and KELLEY KEIPER ("Buyer") has submitted a written offer in the amount of ONE MILLION FIFTY-FIVE THOUSAND DOLLARS (\$1,055,000). The entire sales price is payable in cash at the close of escrow, the terms for the sale of the real property evidenced by a Residential Purchase Agreement and Deposit Receipt, a copy of which is attached to the Petition for Approval and Confirmation of Sale of Real Property.
- 2. The real property is commonly described as 1356 Winding Way, Zephyr Cove, Douglas County, Nevada. The legal description of the property is as follows:

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Lot 54, as shown on the map of CAVE ROCK ESTATES UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 3, 1962, in Book 10, Page 73, as Document No. 19323.

- The real property has been appraised within one (1) year of the sale for the sum of ONE 3. MILLION FIFTY-FIVE THOUSAND DOLLARS (\$1,055,000), a copy of which has been filed with the Court. The offer by Buyer in the sum of ONE MILLION FIFTY-FIVE THOUSAND DOLLARS (\$1,055,000) is representative of and not disproportionate to the value of the property being sold.
- The sale is for the advantage, benefit and in the best interest of the estate and those interested therein.

NOW, THEREFORE, it is hereby ordered, adjudged and decreed as follows:

- The sale of the property to Buyer for the sales price of ONE MILLION FIFTY-FIVE THOUSAND DOLLARS (\$1,055,000) is hereby approved and confirmed.
- В. Petitioner is ordered to complete the sale in accordance with the terms described herein and the terms as set forth in the Residential Purchase Agreement and Deposit Receipt.
- \mathbf{C} . Upon the close of escrow for the sale of the real property, the Petitioner shall execute and deliver to the Buyer a deed conveying all of the right, title, and interest of the estate in the real property to Buyer.

DATED this 2 day of April 2002.

TRICT COURT JUDGE

Submitted by:

Peter P. Adamco, Esq.

The Law Offices of Peter P. Adamco

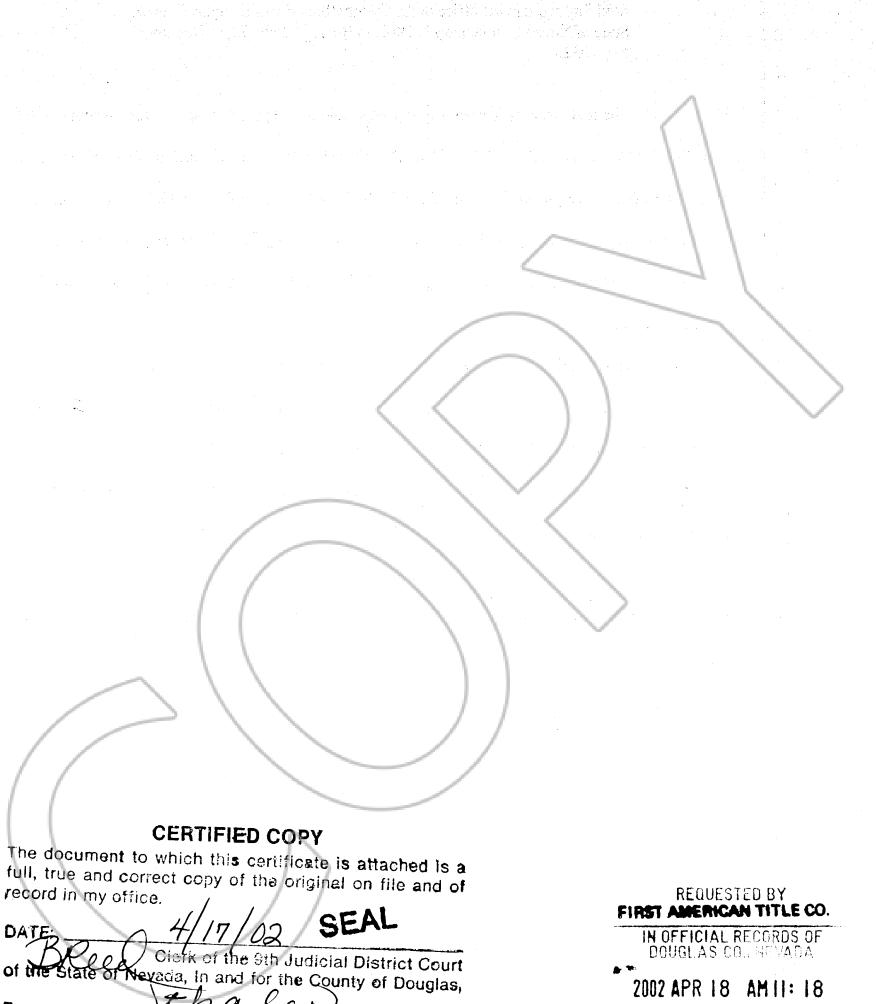
P.O. Box 1564

Zephyr Covc, NV 89448

775-588-4200

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LINDA SLATER

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-Deputy

DATE