

1 CASE NO. 00PB0065

2 DEPT. NO. 1

RECEIVED  
APR 09 2002  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

FILED

NO. \_\_\_\_\_

02 APR -9 P1:39

BARBARA REED  
CLERK

~~BARBARA REED~~ DEPUTY

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

9  
10 **IN THE MATTER OF THE ESTATE OF:**

11 **JEFFERY T. NEEDHAM**  
12 **aka JEFF NEEDHAM,**

**ORDER CONFIRMING SALE OF**  
**REAL PROPERTY**

13 **Deceased.**  
14 \_\_\_\_\_ /

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

20  
21 1. WILLIAM and KELLEY KEIPER ("Buyer") has submitted a written offer in the amount  
22 of ONE MILLION FIFTY-FIVE THOUSAND DOLLARS (\$1,055,000). The entire sales price is  
23 payable in cash at the close of escrow, the terms for the sale of the real property evidenced by a  
24 Residential Purchase Agreement and Deposit Receipt, a copy of which is attached to the Petition for  
25 Approval and Confirmation of Sale of Real Property.

26 2. The real property is commonly described as 1356 Winding Way, Zephyr Cove, Douglas  
27 County, Nevada. The legal description of the property is as follows:  
28

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

5 3. The real property has been appraised within one (1) year of the sale for the sum of ONE  
6 MILLION FIFTY-FIVE THOUSAND DOLLARS (\$1,055,000), a copy of which has been filed with the  
7 Court. The offer by Buyer in the sum of ONE MILLION FIFTY-FIVE THOUSAND DOLLARS  
8 (\$1,055,000) is representative of and not disproportionate to the value of the property being sold.

9 4. The sale is for the advantage, benefit and in the best interest of the estate and those  
10 interested therein.

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

12 A. The sale of the property to Buyer for the sales price of ONE MILLION FIFTY-FIVE  
13 THOUSAND DOLLARS (\$1,055,000) is hereby approved and confirmed.


14 B. Petitioner is ordered to complete the sale in accordance with the terms described herein  
15 and the terms as set forth in the Residential Purchase Agreement and Deposit Receipt.

16 C. Upon the close of escrow for the sale of the real property, the Petitioner shall execute  
17 and deliver to the Buyer a deed conveying all of the right, title, and interest of the estate in the real  
18 property to Buyer.  
19

20 DATED this 9 day of April 2002.

21  
22   
23 DISTRICT COURT JUDGE

24 Submitted by:

25   
26 Peter P. Adamco, Esq.  
27 The Law Offices of Peter P. Adamco  
28 P.O. Box 1564  
Zephyr Cove, NV 89448  
775-588-4200

**CERTIFIED COPY**

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

DATE: 4/17/02 **SEAL**  
Clerk of the 9th Judicial District Court  
of the State of Nevada, In and for the County of Douglas,

By J. Thaler Deputy

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 APR 18 AM 11:18

LINDA SLATER  
RECORDER

05399363800000

\$16 PAID KZ DEPUTY

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