

When recorded return to: Stacy J Auchoberry Lee, 405 E Warren Ave #B, Bakesfield, Ca 93308 APN 1022-15-001-040  
KILPATRICK, JOHNSTON & ADLER, Attorneys at Law, 412 North Division St., Carson City, Nevada 89703-4168, (775) 882-6112, 883-5149  
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Case No. 02 PB-0103  
Dept. No. II

RECEIVED  
JUN 9 7 2003  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

2003 JUN -2 PM 2:05  
BY [Signature]

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

In the Matter of the Estate of  
GRACIAN AUCHOBERRY,  
deceased.

**ORDER TO CONFIRM SALE OF  
REAL PROPERTY**

The Petition to Confirm Sale of Real Property of STACY AUCHOBERRY, Executrix of the Estate of GRACIAN AUCHOBERRY, deceased, for confirmation of sale of the real property hereinafter described, having come on regularly for hearing before this Court on the 2nd day of June, 2003, the Court after examining the Petition and hearing the evidence finds:

1. Due notice of the hearing of Petition has been given as required by law and that all of the allegations of said Petition are true. A Court Order, dated April 22, 2003, shortened the required time for notice of this sale of real property to a day not less than eight (8) days nor more than fifteen (15) days after first publication of notice of sale.
2. Said sale was legally made and fairly conducted and notice of the time, place and terms of the sale was given as prescribed by law.
3. Said property was appraised within one year prior to said sale and the sum offered is a fair price for said property, \$127,500.
4. Said sale is necessary in order that the proceeds thereof may be applied to provide cash proceeds for distribution of the estate as defined under Decedent's Will, and that it is for the

0579185  
BK 0603PG03243

KILPATRICK, JOHNSTON & ADLER, Attorneys at Law, 412 North Division St., Carson City, Nevada 89703-4168, (775) 882-6112, 883-5149

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advantage, benefit and best interest of said estate and those interested therein that said real property be sold.

5. The sale price is a fair price for the property sold and it does not appear that a sum exceeding such sale price by at least 10% may be obtained.

IT IS THEREFORE ORDERED that the sale so made of the real property located at 3901 Walker View Rd., Wellington, Nevada, A.P.N. 1022-15-001-040, held in the name of GRACIAN AUCHOBERRY to Daniel Kearney and Jennifer McNeal for the sum of One Hundred Twenty-seven Thousand Five Hundred and no/100 Dollars (\$127,500.00) be, and the same is hereby confirmed; that a particular description of said real property in the State of Nevada, County of Douglas is as follows:

Being all of Lot 4, in Block C, as shown on the map entitled Topaz Ranch Estates, Unit No. 4, filed for record November 16, 1970, in the office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

IT IS FURTHER ORDERED that said Executrix of the Estate of GRACIAN AUCHOBERRY, deceased, is hereby authorized and directed to pay the customary closing costs and prorations incident to said sale, any liens outstanding upon the property, and upon receipt of the purchase price aforesaid through such escrow said Executrix is directed to execute appropriate conveyances in favor of said purchaser.

DATED this 2 day of June, 2003.

*Michael J. [Signature]*  
DISTRICT JUDGE

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COPY

**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: June 6, 2003

[Signature]  
Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy

0579185

REQUESTED BY  
FIRST AMERICAN TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 JUN -6 PM 3: 54

WERNER CHRISTEN  
RECORDER

\$ 16<sup>00</sup> PAID AS DEPUTY

BK 0603 PG 03245

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Doc. # 0579185

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KILPATRICK, JOHNSTON & ADLER, Attorneys at Law, 412 North Division St., Carson City, Nevada 89703-4168, (775) 882-6112, 883-5149

1 advantage, benefit and best interest of said estate and those interested therein that said real property  
2 be sold.

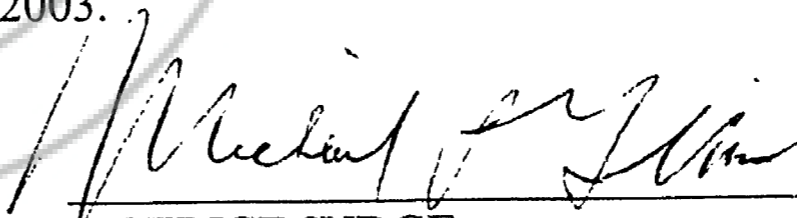
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19 conveyances in favor of said purchaser.  
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21 DATED this 2 day of June, 2003.

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24 DISTRICT JUDGE

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**CERTIFIED COPY**

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DATE: June 6, 2003  
Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,

By: [Signature] Deputy

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