

APN: 1220-04-002-005

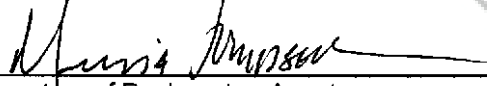
RPTT - \$0

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 12 Fee: 25.00  
BK-1207 PG- 6514 RPTT: # 4

After recording, return Executor's Deed  
and mail future property tax statements to:

Nancy Di Salvo, Trustee  
The Di Salvo 1992 Living Trust  
2775 Cherly Ann Court  
San Jose, California 95124

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons per N.R.S.  
239B.030.

  
Signature of Declarant or Agent

**EXECUTOR'S DEED**

Without consideration, and pursuant to the Order Settling First & Final Account And For Final Distribution entered on December 4, 2007, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, In the Matter of the Estate of Nicholas Peter Di Salvo, also known as Nicholas P. Di Salvo, deceased, Case No. 07PB-0033, one certified copy of which is attached hereto as Exhibit A, Nancy Di Salvo, as Personal Representative of the Estate of Nicholas Peter Di Salvo, also known as Nicholas P. Di Salvo, deceased, hereby grants, bargains, and conveys to Nancy Di Salvo, as Trustee of the Di Salvo 1992 Living Trust dated December 28, 1992, all of the right, title, and interest of the decedent and the estate in the real property located at 1282 Centerville Lane, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 4 as set forth on the Parcel Map for Douglas and Milton Sorensen located at the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 19 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the West quarter corner of Section 5, Township 12 North, Range 20 East, M.D.B. & M., proceed thence South 78°06'59" East, 6,694.01 feet, to a point on the Westerly right of way line of Nevada State Highway Route 56 (Centerville Lane), which is the Northeast corner of this parcel and the TRUE POINT OF BEGINNING; proceed thence South 0°32' East, 410.87 feet, along said Westerly right of way line to the Southeast corner of the parcel; thence for the following three courses along the Northerly bank of the Sorensen-Lund Ditch; North 67°36'08" West, 399.96 feet; North 67°17'46" West 201.62 feet; and North 62°23'00" West, 200.93 feet; proceed thence North 27°13'07" East, 115.68 feet, to a point; thence South 73°50'18" East, 168.21 feet to a point; thence North 86°30'35" East, 516.42 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds description appeared previously in that certain document recorded April 3, 1987, as Document No. 152645 of Official Records.

This conveyance also includes the tenements, hereditaments, and appurtenances of the real property, and the rents, issues, and profits thereof.

Dated this 21 day of December, 2007.

Estate of Nicholas Peter Di Salvo,  
also known as Nicholas P. Di Salvo,  
deceased.

By Nancy Di Salvo  
Nancy Di Salvo, Executor

Arizona  
STATE OF CALIFORNIA )  
COUNTY OF Maricopa )ss.

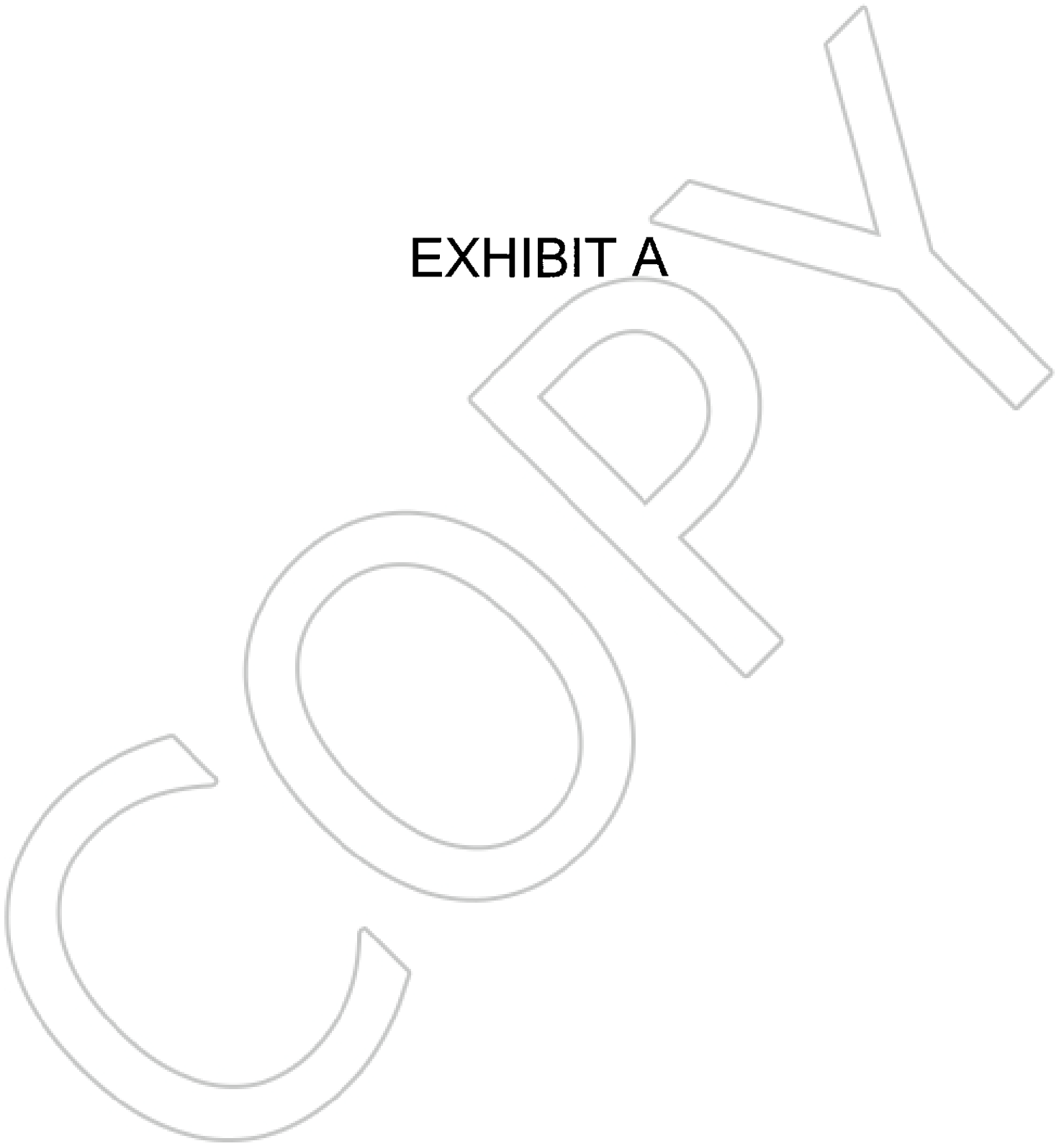
On December 21, 2007, before me, a Notary Public, personally appeared Nancy Di Salvo, personally known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed on the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.



TIFFANY MANFREDI  
Notary Public - Arizona  
Maricopa County  
Expires 06/15/08

  
Notary Public

**EXHIBIT A**



FILED

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Case No. 07PB-0033  
Dept. No. 1

RECEIVED

DEC 4 2007

DOUGLAS COUNTY  
DISTRICT COURT CLERK

2007 DEC -4 PM 1:42

BARBARA J. GRIFFIN  
CLERK

BY ~~WILBERT~~ DEPUTY

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  
Nicholas Peter Di Salvo,  
also known as Nicholas P. Di Salvo,  
  
Deceased.

**ORDER SETTLING FIRST & FINAL  
ACCOUNT AND FOR FINAL  
DISTRIBUTION**

The Petition of Nancy Di Salvo (the "Petitioner"), the Personal Representative of the Will and Estate of Nicholas Peter Di Salvo, also known as Nicholas P. Di Salvo, deceased, for the settlement of the first and final accounting and for final distribution of the estate came on regularly for hearing this day. No person having appeared to contest the Petition, and on proof duly made to the satisfaction of the Court, the Court now finds the following:

1. Notice of the hearing on the Petition has been duly given as required by law. An Affidavit of Mailing of the Notice of Hearing has been filed with the Clerk of the Court.
2. Nicholas Peter Di Salvo, also known as Nicholas P. Di Salvo (the "Decedent"), died on December 9, 2005, in Reno, Washoe County, Nevada. The Decedent, at the time of his death, was a resident of Douglas County, Nevada, and left an estate in the State of Nevada subject to probate administration.

1           3.     The Decedent's Will dated December 28, 1992 was admitted to probate by  
2 the Order of the Court dated April 24, 2007. The Petitioner was appointed the Personal  
3 Representative of the Decedent's Will and estate, and Letters Testamentary were issued  
4 to her on May 14, 2007. The Petitioner has been serving in that capacity since  
5 appointment.

6  
7           4.     The Order dated April 24, 2007, provided for the estate to be administered  
8 as a Full Administration.

9           5.     Notice to Creditors has been given for the time and in the manner required  
10 by law, and the time for filing or presenting claims has expired. No claims have been filed  
11 against the estate.

12           6.     Federal and state estate tax returns were due for the estate. All federal and  
13 state estate tax returns have now been filed and all taxes due thereon have been paid.  
14 The returns have not yet been audited and the Petitioner has not been released from  
15 responsibility for the same. However, the estate is to be distributed to the Decedent's  
16 family trust of which the Petitioner is the Trustee, and which trust will be responsible for the  
17 satisfaction of any additional taxes or expenses related to audit.

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19           7.     All federal and state income tax returns due on behalf of the Decedent and  
20 the estate as of the date of the Petition have been filed, and the taxes shown due thereon  
21 have been paid. Any additional income tax returns due on behalf of the Decedent and the  
22 estate will be timely filed, and the taxes shown due thereon will be timely paid. The returns  
23 that have been filed have not yet been audited, and the Petitioner has not yet been  
24 released from personal liability for federal and state income tax liabilities due from the  
25 Decedent and the estate. The estate should be distributed subject to any additional  
26



1 income tax liabilities that might be due from the estate.

2 8. On May 29, 2007, Petitioner filed an Inventory, Appraisal, and Record  
3 of Value (the "Inventory") with the Court showing the value of the probate estate to be One  
4 Million Six Hundred Thirty Five Thousand and 00/100 Dollars (\$1,635,000.00).

5 9. The Petitioner has filed a First & Final Accounting for the Decedent's estate.  
6 The First & Final Accounting appears to be in order and should be approved as filed.  
7

8 10. The Petitioner has performed all duties required of her as Personal  
9 Representative of the Decedent's Will and estate from the time of appointment through the  
10 current time. All of the debts of the Decedent and the estate and all administration  
11 expenses and charges have been paid. The estate is now ready for distribution and is in  
12 a condition to be closed.

13 11. The Petitioner has waived her right to statutory commissions for services  
14 rendered as Personal Representative of the Decedent's Will and estate.  
15

16 12. The law firm of Maupin, Cox & LeGoy has performed valuable services to  
17 the Personal Representative and estate, and is entitled to reasonable compensation for  
18 such services. However, the law firm and Petitioner have agreed that legal fees and costs  
19 will be paid from the Di Salvo 1992 Living Trust, and accordingly, the law firm has waived  
20 its right to recovery of such fees from the probate estate.  
21

22 13. The estate is in a condition to be closed and should be distributed in  
23 accordance with the Decedent's Will. Paragraph Fourth of the Decedent's Will provides  
24 for the distribution of the Decedent's personal effects to the Decedent's wife, Nancy Di  
25 Salvo. In addition, Paragraph Fifth of the Decedent's Will provides for the residue of the  
26 Decedent's estate to be distributed to the Di Salvo 1992 Living Trust dated December 28,



1 1992. The assets of the probate estate, together with any other assets of the Decedent  
2 or of the estate that are not now known or discovered, should be distributed pursuant to  
3 these provisions. Accordingly, the estate should be distributed as follows:

4 a. To Nancy Di Salvo, all of the Decedent's interest in and to personal,  
5 household and garden effects of every kind, including by way of illustration only and not  
6 by way of limitation, clothing, jewelry, furniture and furnishings, personal automobiles,  
7 boats, country club memberships, artwork and other tangible articles of a personal nature.

8 b. To Nancy Di Salvo, as Trustee of the Di Salvo 1992 Living Trust dated  
9 December 28, 1992, the Decedent's entire right, title, and interest in the real property  
10 commonly known as 1274 Centerville Lane, Gardnerville, Douglas County, Nevada,  
11 Assessor's Parcel No.1220-05-000-014.

12 c. To Nancy Di Salvo, as Trustee of the Di Salvo 1992 Living Trust dated  
13 December 28, 1992, the Decedent's entire right, title, and interest in the real property  
14 commonly known as 1282 Centerville Lane, Gardnerville, Douglas County, Nevada,  
15 Assessor's Parcel No.1220-04-002-005.

16 d. The Decedent's entire remaining estate, together with any other assets  
17 of the Decedent or of the estate that are not now known or discovered, to Nancy Di Salvo,  
18 as Trustee of the Di Salvo 1992 Living Trust dated December 28, 1992.

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22 BASED UPON THE ABOVE, the Court now orders the following:

23 A. The First & Final Account is settled, allowed and approved as filed, and all  
24 of the acts and transactions of the Petitioner, as the Personal Representative of the  
25 Decedent's Will and estate, as disclosed in the Petition, are confirmed and approved.

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B. The Personal Representative's Commissions are waived.

C. The Decedent's estate is distributed in accordance with the Decedent's Will as follows:

(1) To Nancy Di Salvo, all of the Decedent's interest in and to personal, household and garden effects of every kind, including by way of illustration only and not by way of limitation, clothing, jewelry, furniture and furnishings, personal automobiles, boats, country club memberships, artwork and other tangible articles of a personal nature.

(2) To Nancy Di Salvo, as Trustee of the Di Salvo 1992 Living Trust dated December 28, 1992, the Decedent's entire right, title, and interest in the real property commonly known as 1274 Centerville Lane, Gardnerville, Douglas County, Nevada, Assessor's Parcel No.1220-05-000-014, and more particularly described as follows:

A parcel of land located within a portion of Sections 4 & 5, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Parcel 3-D as shown on that Parcel Map for Molsberry Trust as recorded in Book 491 at Page 2468 as Document No. 248779;

thence North 00°00'01" West, 466.22 feet;

thence North 02°05'47" East, 24.57 feet to the Northeast corner of Adjusted A.P.N. 1220-04-002-007 as shown on that Record of Survey Supporting a Boundary Line Adjustment for Nick Disalvo and Carlos Iribarren and Isabel R. Iribarren Family Trust as recorded in Book 0602 at Page 2773 as Document No. 544262, the POINT OF BEGINNING;

thence per said Record of Survey Document No. 544262 the following courses:

- North 87°32'11" West, 138.54 feet;
- South 29°15'41" West, 27.38 feet;
- South 77°42'12" West, 197.80 feet;
- North 84°38'59" West, 77.70 feet;
- North 50°37'02" West, 74.54 feet;



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North 50°37'19" West, 54.72 feet;  
North 58°45'06" West, 359.09 feet;  
North 67°38'53" West, 134.14 feet;  
North 76°44'22" West, 173.04 feet;  
North 74°10'21" West, 357.14 feet;  
North 76°57'20" West, 325.30 feet;  
North 70°55'04" West, 187.97 feet;  
North 88°20'51" West, 149.71 feet;  
North 00°00'11" East, 428.81 feet;  
North 00°02'44" West, 450.09 feet;  
North 00°18'09" East, 127.88 feet;  
South 63°46'20" East, 1063.83 feet;  
North 75°02'28" East, 94.74 feet;  
South 59°57'48" East, 52.00 feet;  
South 59°25'17" East, 151.00 feet;  
North 30°34'43" East, 30.00 feet;  
South 59°25'17" East, 594.55 feet;  
South 62°00'32" East, 320.83 feet;  
South 66°55'18" East, 201.62 feet;  
South 67°13'40" East, 399.96 feet;  
South 00°11'23" East, 141.20 feet;  
South 00°10'56" West, 244.26 feet;

thence leaving said Document No. 544262 North 87°29'09" West, 337.30 feet;  
thence North 00°00'01" West, 25.60 feet;  
thence North 87°54'03" West, 139.09 feet to the POINT OF BEGINNING, containing 44.01 acres, more or less.

The Basis of Bearing of this description is the East Line of Parcel 3-D as shown on the Parcel Map for Molsberry Trust recorded on April 19, 1991 as Document No. 248779 and as shown on the record of Survey for Nick Disalvo, Carlos Iribarren, and Isabel R. Iribarren recorded June 10, 2002 as Document No. 544262.

The above metes and bounds description appeared previously in that certain document recorded June 27, 2003 as Document No. 0581782 of Official Records.

(3) To Nancy Di Salvo, as Trustee of the Di Salvo 1992 Living Trust dated December 28, 1992, the Decedent's entire right, title, and interest in the real property commonly known as 1282 Centerville Lane, Gardnerville, Douglas County, Nevada, Assessor's Parcel No.1220-04-002-005, and more particularly described as follows:

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All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 4 as set forth on the Parcel Map for Douglas and Milton Sorensen located at the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 19 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:


Commencing at the West quarter corner of Section 5, Township 12 North, Range 20 East, M.D.B. & M., proceed thence South 78°06'59" East, 6,694.01 feet, to a point on the Westerly right of way line of Nevada State Highway Route 56 (Centerville Lane), which is the Northeast corner of this parcel and the TRUE POINT OF BEGINNING; proceed thence South 0°32' East, 410.87 feet, along said Westerly right of way line to the Southeast corner of the parcel; thence for the following three courses along the Northerly bank of the Sorensen-Lund Ditch; North 67°36'08" West, 399.96 feet; North 67°17'46" West 201.62 feet; and North 62°23'00" West, 200.93 feet; proceed thence North 27°13'07" East, 115.68 feet, to a point; thence South 73°50'18" East, 168.21 feet to a point; thence North 86°30'35" East, 516.42 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds description appeared previously in that certain document recorded April 3, 1987, as Document No. 152645 of Official Records.

(4) The Decedent's entire remaining estate, together with any other assets of the Decedent or of the estate that are not now known or discovered, to Nancy Di Salvo, as Trustee of the Di Salvo 1992 Living Trust dated December 28, 1992.

D. Upon the filing of the Receipt of Distribution, the estate is to be closed without need for any further accounting.

DATED this 21 day of December, 2007.

  
District Judge

