

APN: 011-180-13

EXECUTRIX' DEED TO REAL PROPERTY

This deed is made on this 22 day of March, 2002, by MARY PETERSON, the duly appointed, qualified and acting Executrix of the Estate of WILLIAM JERALD KLEBOLD, Deceased. (AKA) BILLY KLEBOLD)

MARY PETERSON does hereby recite and declare the following:

1. On the 22 day of March, 2002, the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, entered its ORDER APPROVING FIRST & FINAL ACCOUNT & REPORT OF Executrix, and PETITION FOR FINAL DISTRIBUTION in the matter of the Estate of WILLIAM JERALD KLEBOLD, deceased as referenced in Case No. P 45758, said Order directing that the Executrix execute all proper and necessary instruments to convey the decedent's interest in and to the unimproved real property located in Lincoln, Nevada which is legally described below to MARY PETERSON.

2. Said Order Granting First and Final Account & Report of Executrix, and for Final Distribution was filed on the 22 day of March, 2002 and a certified copy of the same is attached hereto for recording.

NOW, THEREFORE, MARY PETERSON, pursuant to the Order above-mentioned of the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, has granted, bargained and sold, and hereby grants, bargains and sells, to MARY PETERSON all of the decedent's right, title, interest and estate in and to the unimproved real property located situate in Lincoln County, Nevada, which is legally described as follows:

Lot C as shown on Parcel Map for Leland and Connie Nelson, filed in the office of the County Recorder of Lincoln County of December 8, 1980 in Book A, Page 170 A, as File No. 70378, located in a portion of NE 1/4 SE 1/4 of Section 30, Township 6



ORIGINAL

FILED

MAR 22 3 58 PM '02

*Shirley S. Longoria*  
CLERK

1 OSFF  
2 MARY PETERSON  
3 4288 Kona Coast Way  
4 Las Vegas NV 89121  
5 (702) 451-7857  
6 Executrix in Proper Person

DISTRICT COURT  
CLARK COUNTY, NEVADA

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9 In the Matter of the Estate of  
10 WILLIAM JERALD KLEBOLD  
11 Deceased.

CASE NO. P 45758  
PROBATE DEPARTMENT  
HEARING DATE:  
HEARING TIME: 9:30 A.M.

12 ORDER APPROVING FIRST & FINAL ACCOUNT & REPORT OF ADMINISTRATRIX  
13 and PETITION for FINAL DISTRIBUTION

14 MARY E. PETERSON, Executrix of the Estate of WILLIAM JERALD KLEBOLD, deceased,  
15 filed herein her First and Final Account & Report of Executrix, and Petition for Final Distribution, and  
16 the same having come on regularly for hearing on the 22nd day of March 2002, before  
17 the above-entitled court; and the Court having considered all of the pleadings and good cause appearing  
18 therefor.

19 IT IS HEREBY ORDERED that the First and Final Account and Report submitted by MARY  
20 E. PETERSON, be and the same is hereby settled, allowed and approved, and all actions taken by the  
21 Administratrix as set forth in said report are hereby ratified and approved, and it is

22 FURTHER ORDERED that the Executrix is authorized and directed to pay the following creditor  
23 claims:

- 24 a. Messerli & Kramer \$310.72
- 25 b. American Express \$3,632.79
- 26 c. First North American National Bank \$776.48

27 FURTHER ORDERED that the Executrix is authorized and directed to distribute the following  
28 gun collection to Decedent's brother Frankin Klebold pursuant to Decedent's Last Will and Testament:

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.22 Colt Revolver, Serial # 241932F  
16 gauge Steven model 311A, serial #RBAE  
.22 Sako rifle serial #176711  
10 gauge Marlin serial #19741485

IT IS FURTHER ORDERED that the Executrix is authorized and directed to Execute the proper Deeds transferring title to Decedent's real property described herein to MARY E. PETERSON:

Parcel # 1:

Lot C as shown on Parcel Map for Leland and Connie Nelson, filed in the office of the County Recorder of Lincoln County on December 8, 1980 in Book A, Page 170A as file No. 70378, located in a portion of NE 1/4 SE 1/4 of Sec 30 Township 6 So., Range 61 East, MDB&M

Parcel #2:

4288 E. Kona Coast Way, Las Vegas NV 89121-4803  
Lot 51, American Village I  
as shown by map thereof on file in Book 14 of Plats,  
Page 36 in the office of the County Recorder, Clark County, Nevada  
APN 161-17-412-017

Parcel #3: 5271 Lindell Rd #105; Las Vegas Nv 89118-1308

KEYS CONDO UNIT #2  
as shown by map thereof on file in Book 51 of Plats,  
Page 99, UNIT 105 BLDG H  
In the office of the County Recorder, Clark County, Nevada  
APN 163-25-213-005

IT IS FURTHER ORDERED that the Executrix is authorized and directed to transfer title to Decedent's 1985 El Camino automobile VIN 3GCCW80H7FS916546 to MARY E. PETERSON; and it is

FURTHER ORDERED that the specific cash bequests to Buddy Franklin Klebold (balance of \$7,000.00 owed) and Lena Klebold (sum of \$10,000.00 owed) shall be paid thru an escrow established with Old Republic Title for the sale of real property pursuant to the agreement entered into by the parties; and it is

FURTHER ORDERED that any presently unknown or future discovered property shall be distributed to MARY E. PETERSON; and it is

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///

1 FURTHER ORDERED that the Court shall retain jurisdiction of the Estate until appropriate  
2 receipts are filed evidencing the payment of creditor claims and distributions and then a final discharge  
3 Order shall be entered releasing the Executrix and the Estate from any and all further liability.

4 DATED and DONE this 29 day of March, 2002.

5 *Mark Gibbons*

6 DISTRICT COURT JUDGE

7 SUBMITTED BY:

8 *Mary Peterson*

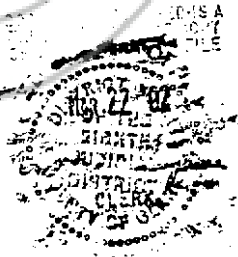
9 MARY PETERSON  
10 4288 Kona Coast Way  
11 Las Vegas NV 89121

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20 NO. 118131

21 FILED AND RECORDED AT REQUEST OF  
22 DISTRICT ATTORNEY CLARK CO.  
23 MAY 9, 2002

24 AT 55 MINUTES PAST 04 O'CLOCK  
25 PM IN BOOK 163 OF OFFICIAL  
26 RECORDS PAGE 345 LINCOLN  
27 COUNTY NEVADA.

28 LESLIE BOUCHER  
COUNTY RECORDER  
BY *Jerred Steen*  
DEPUTY



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) APN: 011-180-13  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg              | f) <input type="checkbox"/> Comm'/Ind'l      |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home      |
| i) <input type="checkbox"/> Other                  |  |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>118131</u>
Book	<u>163</u> Page: <u>345-349</u>
Date of Recording:	<u>May 9, 2002</u>
Notes:	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)  
Transfer Tax Value:  
Real Property Transfer Tax Due

\$ 25,000  
\_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity [Signature]  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)