

DEED OF EXECUTOR

This deed is made on this 17th day of April, 1999, by and between WILLIAM F. VAN SANT, SR., the duly appointed, qualified and acting Executor of the estate of DELLMAE VAN SANT, deceased, (hereinafter referred to as "Executor"), and WILLIAM F. VAN SANT, SR., as his sole and separate property, (hereinafter referred to as "Grantee").

The Executor hereby recites and declares the following:

1. On the 5th day of February, 1999, the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, entered an Order Settling First and Final Account and Report and Decree of Final Distribution in the matter of the estate of DELLMAE VAN SANT, as referenced in Case Number P40375, said Order directing that the Executor execute all proper and necessary instruments to convey the decedent's right, title and interest in and to the real property located in Eureka, Nevada, which is legally described below, to the Grantee, his heirs and assigns forever.

2. Said Order Settling First and Final Account and Report and Decree of Final Distribution was filed on the 9th day of February, 1999, and a certified copy of the same is attached hereto for recordation.

NOW, THEREFORE, the Executor, 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 Grantee, WILLIAM F. VAN SANT, SR., his heirs and assigns forever, all of the decedent's right, title, interest and estate in and to the real property located in Eureka, Nevada, legally described as follows:

Township 30 North, Range 48 East, Section 17, South Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter.

ASSESSOR'S PARCEL NO: 005-170-55

IN WITNESS WHEREOF, the Executor has executed this Deed on the day and year first above written.

William F. Van Sant Sr
WILLIAM F. VAN SANT, SR.

STATE OF PENNSYLVANIA)
COUNTY OF Bucks) SS:

On this 17 day of April, 1999, personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. VAN SANT, SR., known or proven to me to be the person described in the above instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Cecilia Goddard
NOTARY PUBLIC in and for said
County and State

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENTS TO:
William F. Van Sant, Sr.
3724 Morrow Drive
Bensalem, PA 19020

Notarial Seal
Cecilia Goddard, Notary Public
Bensalem Twp., Bucks County
My Commission Expires April 1, 2002
Pennsylvania Association of Notaries

Shirley J. ...
FEB 9 11 54 AM '99
FILED

1 OSFF
2 PATRICIA A. TRENT, ESQ.
3 Nevada Bar No: 001578
4 PATRICIA A. TRENT, LTD.
5 616 South Eighth Street
6 Las Vegas, Nevada 89101
7 (702) 382-2210
8 Attorney for the Executor,
9 WILLIAM F. VAN SANT, SR.

DISTRICT COURT
CLARK COUNTY, NEVADA

8 In the Matter of the Estate of) CASE NO. P 40375
9 DELLMAE VAN SANT, Deceased.) DEPT. NO. VIII
10) DOCKET M

ORDER SETTLING FIRST AND FINAL ACCOUNT AND REPORT
AND DECREE OF FINAL DISTRIBUTION

Date of Hearing: 02/05/99
Time of Hearing: 10:00 a.m.

13 BE IT REMEMBERED that WILLIAM F. VAN SANT, SR., Executor of the
14 estate of the above-named decedent filed herein a First and Final
15 Account and Report, Petition for Fees and Petition for Final
16 Distribution, and the same having been scheduled to be heard by the
17 court on the 5th day of February, 1999; the court having considered
18 the same and having found that proper notice of hearing ~~was duly given~~
19 in this matter and that all allegations contained in said account and
20 report are true and correct, and good cause appearing therefor,

21 NOW, THEREFORE, IT IS HEREBY ORDERED that the First and Final
22 Account and Report submitted by the said WILLIAM F. VAN SANT, SR. be,
23 and the same is settled, allowed and approved, and all sales conducted
24 and other actions taken by the said Executor as set forth in said
25 account and report are hereby ratified and approved; and it is

26 FURTHER ORDERED that the Executor is authorized and directed to
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1 pay the following creditor's claims, to-wit:

2	Public Administrator:	\$ 335.90
3	Railroad Retirement Board:	1,300.00
4	Nevada Power Company:	33.23
	Sprint:	15.41
	Las Vegas Valley Water:	50.07

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6	Total:	\$1,734.61

7 and it is

8 FURTHER ORDERED that the Executor is authorized and directed to
9 reimburse himself the sum of \$3,392.21 as and for costs advanced by
10 him; and it is

11 FURTHER ORDERED that the Executor is authorized and directed to
12 pay the sum of \$3,328.54 to the law firm of Patricia A. Trent, Ltd.,
13 as and for its services in connection with this estate matter; and it
14 is

15 FURTHER ORDERED that the Executor is authorized and directed to
16 pay the sum of \$1,250.00 to the law firm of Patricia A. Trent, Ltd.,
17 as and for its extraordinary services in connection with this estate
18 matter; and it is

19 FURTHER ORDERED that the Executor is authorized and directed to
20 pay to the law firm of Patricia A. Trent, Ltd., whatever sums that may
21 be expended for closing costs in connection with this estate matter,
22 said sum not to exceed \$100.00; and it is

23 FURTHER ORDERED that the Executor is authorized and directed to
24 execute and record a Deed of Executor by virtue of which title to the
25 decedent's real property located in Eureka, Nevada, which is more

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1 particularly described below, shall be vested in the name of WILLIAM
2 F. VAN SANT, SR., as his sole and separate property, to-wit:

3 Township 30 North, Range 48 East, Section 17, South Half of
4 the Northeast Quarter of the Northeast Quarter of the
Northwest Quarter of the Northeast Quarter.

5 Assessor's Parcel No: 005-170-55

6 and it is

7 FURTHER ORDERED that the Executor is authorized and directed to
8 execute any and all documentation necessary to transfer title to the
9 decedent's vehicle which is more particularly described as follows,
10 to-wit:

11 Year: 1972
12 Make: Pontiac
Model: Catalina
VIN #: 2L39R22301081

13 and it is

14 FURTHER ORDERED that all of the decedent's residuary estate,
15 together with any and all other property which is not now known or
16 which may be hereinafter discovered, shall be distributed as follows,
17 pursuant to the provisions of the decedent's Last Will and Testament,
18 to-wit:

19 a. Household furniture, coins, jewelry and personal
20 property shall be distributed equally between WILLIAM VAN SANT, JR.,
21 SUZANNE KETCH and APRIL VAN SANT.

22 b. The rest, residue and remainder shall be distributed
23 to WILLIAM F. VAN SANT, SR.

24 FURTHER ORDERED that the decedent's beneficiaries shall hereby
25 assume their proportionate share of any tax liability which may
26 ultimately be determined to be owed by the decedent or her estate,
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1 thereby releasing the estate, its Executor and counsel for the estate
2 harmless from any and all liability associated therewith; and it is

3 FURTHER ORDERED that the court does hereby retain jurisdiction
4 of the above-referenced estate until the same shall be finally
5 distributed and closed, and upon filing receipts showing payment of
6 all sums of money due, and that the Executor has distributed the
7 residue of the decedent's estate in the manner set forth above, a
8 final discharge shall be entered and filed releasing the said Executor
9 from any and all liability to be hereinafter incurred.

10 DATED and DONE this 5th day of February, 1999.

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15 PATRICIA A. TRENT, LTD.

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Lee A. Gates
DISTRICT JUDGE

LEE A. GATES

Patricia A. Trent
PATRICIA A. TRENT, ESQ.
616 South Eighth Street
Las Vegas, Nevada 89101
Attorney for the Executor

CERTIFIED COPY

This document is a true and correct copy of
the original as filed and on record
in my office.

f:\probate\off\dw

DATE: 4-15-99
SHIRLEY D. BARNES, County Clerk and Clerk
of the United States District Court, in and
for the County of Clark, State of Nevada

Shirley D. Barnes

BOOK 326 PAGE 475
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Patricia A. Trent, Ltd
99 APR 22 PM 1:34

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 12.00

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172168

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