

OFFICIAL RECORD

Requested By:

TSI

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0211 PG- 0615 RPTT: 0.00

APN: 1318-23-216-017

RECORDING REQUESTED BY:
TSI TITLE & ESCROW, INC.

WHEN RECORDED MAIL TO:

Mr. Alfred J.R. Villalobos, Trustee
P.O. Box 3720
Zephyr Cove, NV. 89448

ORDER APPROVING SALE OF REAL PROPERTY FREE AND CLEAR OF
LIENS, CLAIMS & ENCUMBRANCES (166 HOLLY LANE, ZEPHYR COVE,
NEVADA)

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fees apply)



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Entered on Docket February 01, 2011

Hon. Gregg W. Zive United States Bankruptcy Judge

STEPHEN R. HARRIS, ESQ. Nevada Bar No. 001463 CHRIS D. NICHOLS, ESQ. Nevada Bar No. 003123 BELDING, HARRIS & PETRONI, LTD. 417 West Plumb Lane Reno, Nevada 89509 Telephone: (775) 786-7600 Facsimile: (775) 786-7764 email: steve@renolaw.biz Attorneys for Jointly Administered Debtors

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEVADA

IN RE:

Case No.: BK-10-52248 (Chapter 11) Jointly Administered with:

ALFRED J.R. VILLALOBOS, an individual,

10-52249 Arvco Capital Research, LLC 10-52251 Arvco Financial Ventures, LLC 10-52252 Arvco Art, Inc.

- Affects this Debtor. Affects all Debtors. Affects Arvco Capital Research, LLC Affects Arvco Financial Ventures, LLC Affects Arvco Art, Inc.

ORDER APPROVING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS & ENCUMBRANCES [166 HOLLY LANE, ZEPHYR COVE, NEVADA]

Debtors.

Hrg. DATE: January 31, 2011 Hrg. TIME: 2:00 p.m.

Based on the MOTION REQUESTING ORDER APPROVING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS & ENCUMBRANCES [166 HOLLY LANE, ZEPHYR COVE, NEVADA] [Docket No. 591] ("Motion"), filed on January 19, 2011, by I certify that this is a true copy:

Attest: Liz Wheeler Deputy Clerk, U.S. Bankruptcy Court

3 prep. 21-2011

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2 ALFRED J.R. VILLALOBOS, an individual, Debtor and Debtor-In-Possession herein ("Debtor"),
3 by and through his attorney of record, STEPHEN R. HARRIS, ESQ., of BELDING, HARRIS &
4 PETRONI, LTD.; with the hearing on the Motion held on Court-ordered shortened time on
5 January 31, 2011 at 2:00 p.m.; with STEPHEN R. HARRIS, ESQ., appearing on behalf of the
6 Debtor; and the Court having considered the argument of counsel for the relief requested, and all
7 papers and pleadings on file herein and there being no opposition on file; and good cause
8 appearing,

9 **IT IS HEREBY ORDERED** that the MOTION REQUESTING ORDER APPROVING
10 SALE OF REAL PROERTY FREE AND CLEAR OF LIENS, CLAIMS & ENCUMBRANCES
11 [166 HOLLY LANE, ZEPHYR COVE, NEVADA] is granted. as modified hereinafter, and that
12 the Debtor is authorized to sell the real property located at 166 Holly Lane, Zephyr Cove, Nevada,
13 for the total purchase price of Two Hundred Thousand Dollars (\$200,000.00), to Murry M.
14 Stokely, as purchaser, free and clear of all liens and encumbrances, pursuant to the terms and
15 conditions set forth in the Motion and the parties' Purchase Agreements attached to the Motion;

16 **IT IS FURTHER ORDERED** that the Debtor is authorized to pay real estate
17 commissions of three percent (3%) of the total gross sales price to each broker, specifically, Six
18 Thousand Dollars (\$6,000.00) to the selling broker, DISTINCTIVE HOMES SOTHEBY'S and
19 Six Thousand Dollars (\$6,000.00) to the buyers' agent CHASE INTERNATIONAL, which
20 commissions shall be due and payable upon closing;

21 **IT IS FURTHER ORDERED** that Debtor is authorized to pay normal closing costs,
22 taxes and pro-rations as agreed to by the parties in the Purchase Agreements at closing;

23 **IT IS FURTHER ORDERED** that the contractor repairs made to the property in the total
24 amount of \$10,300.00 shall be set aside in escrow pending further order and approval of this
25 Court for payment;

26 **IT IS FURTHER ORDERED** that all net proceeds from the sale of the property are to be
27 paid to Alfred J.R. Villalobos, Trustee of the Alfred J.R. Villalobos Family Trust dated April 12,
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2007, with Debtor reserving the right to restore these net sales proceeds to the Voluntary Employee Welfare Benefit Plan, with Alfred J.R. Villalobos, as Trustee;

IT IS FURTHER ORDERED that the Buyer MURRY M. STOKELY is entitled to safe harbor provisions of 11 U.S.C. §363(m); and

IT IS FURTHER ORDERED that the ten (10) day stay of F.R.Bankr.P. 6004(h) is waived.

RESPECTFULLY SUBMITTED BY:

STEPHEN R. HARRIS, ESQ.
BELDING, HARRIS & PETRONI, LTD.
417 W. Plumb Lane
Reno, NV 89509

/s/ Stephen R. Harris

STEPHEN R. HARRIS, ESQ.
Attorney for Debtor

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