

APN 1318-26-101-029

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DOC # 833843  
11/15/2013 11:41AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American Title State  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-1113 PG-2993 RPTT: 0.00



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

Order Confirming the Sale of Real Property

WHEN RECORDED MAIL TO:

Vetromale

P.O. Box 10497

Lupine Cove, NV 89448



**RECEIVED**

**FILED**

1 CASE NO.: 09-PB-0118

NOV - 1 2013

2 DEPT NO.: II

**DOUGLAS COUNTY  
DISTRICT COURT CLERK**

2013 NOV -5 PM 3:08

3 The undersigned affirms that this document  
4 does not contain the Social Security Number(s)  
5 of any person(s).

TED THUAN  
CLERK

BY P. GREGORY

6  
7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
8 **IN AND FOR THE COUNTY OF DOUGLAS**  
9

10 *In the Matter of the Estate of:*

11 ANTHONY ROSS VETROMILE,

12 Deceased.

**ORDER CONFIRMING THE SALE  
OF REAL PROPERTY**

13  
14 The verified *Return of Sale and Petition for Confirmation of Sale of Real Property*  
15 heretofore filed by Gerard F. Vetromile, Co-Administrator in the above-entitled estate, came  
16 regularly before the Court. The Court, after examining the *Return of Sale and Petition for*  
17 *Confirmation of Sale of Real Property*, finds that:

- 18 1. *Notice of the Hearing on the Return of Petition for Confirmation of Sale of Real*  
19 *Property* and the Hearing has been dispensed with in the manner prescribed by law.
- 20 2. Petitioner has sold the real property hereinafter described to TMC Investments,  
21 LLC, for the sum of \$289,000.00, subject to confirmation of said sale by this Court.
- 22 3. The sale is legally made and fairly conducted. The sale complied in all respects  
23 with applicable law.
- 24 4. The Court finds that it is in the best interest of the estate to sell the real property  
25 since the estate has no equity in the real property. Bank of America, which who is the first trust  
26 deed holder regarding the real property, has agreed to a short sale and has agreed to waive the  
27 potential deficiency against the estate in the approximate sum of \$280,713.73.
- 28 5. The Co-Administrator employed a broker to sell the real property. The purchase  
agreement provides for a commission to be paid in the sum of six percent (6%) of the selling



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price, which sum is a reasonable amount to be paid and is allowed as a commission.

NOW, THEREFORE, it is hereby ordered as follows:


1. The Court hereby confirms the sale of all of the estate's right, title and interest in the hereinafter described real property.

2. Upon receipt of the purchase price, as set forth in the purchase agreement, after payment of closing costs and commissions, Co-Administrator Gerard F. Vetromile is authorized and directed to execute and deliver all closing documents (including escrow documents) and a Deed of Conveyance in order to transfer the estate's ownership interest in the real property to TMC Investments, LLC.

3. The real property that is the subject matter of this *Order* is commonly described as 108 Sequoia, Douglas County, Nevada, APN 1318-26-101-029, and is more particularly described on Exhibit "A" attached hereto.

4. A real estate commission in the sum of six percent (6%) of the selling price is allowed.

Dated: This 5 day of November 2013.

  
DISTRICT COURT JUDGE



Case Title: In the Matter of the Estate of Anthony Ross Vetromile  
Case No.: 09-PB-0118

**EXHIBIT**

<u>Exhibit</u>	<u>Title</u>	<u>Pages</u>
A	Legal Description	1

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**EXHIBIT 'A'**

**A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26 IN TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.&M., DESCRIBED AS FOLLOWS:**

**COMMENCING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 23 AND 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. &M., WHICH IS WEST 655.20 FEET FROM THE QUARTER CORNER BETWEEN SECTIONS 23 AND 26, THENCE SOUTH 0°08' WEST 1054.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°08' WEST 263.54 FEET; THENCE NORTH 89°46' WEST 163.80 FEET; THENCE NORTH 0°08' EAST 263.50 FEET; THENCE SOUTH 89°46' EAST 163.80 FEET TO THE POINT OF BEGINNING.**

**SAID PREMISES FURTHER IMPOSED ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON FEBRUARY 14, 2002, AS DOCUMENT NO. 534731.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 11, 2005, IN BOOK 505, PAGE 4761, AS INSTRUMENT NO. 644097.**

**A.P.N. 1318-26-101-029**

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE

11/15/13  
TED THRAN Clerk of the 9th Judicial District Court  
of the State of Nevada In and for the County of Douglas

By

[Signature]  
Deputy

