

**Official Record**Recording requested By  
COM COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 3

RPTT: \$200.05

Recorded By: AE

Book- 238 Page- 0067

**Recorded at the Request of:**  
**Stewart Title of Nevada- Las Vegas Division**  
**8363 W. Sunset Road, #100**  
**Las Vegas, Nevada 89113**

**When recorded Mail this document  
and Tax Statements to:**

**Robert DiVecchio**  
**4765 Vista Flora Way**  
**Las Vegas, Nevada 89121-2941**



0130670

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**TRUSTEE'S DEED UPON SALE**

**ORDER NO. 702706-FCL**  
**ASSESSORS PARCEL NO. 4-041-03**

THIS INDENTURE, made this 29th day of November, 2007 by **STEWART TITLE OF NEVADA HOLDINGS, INC**, a Nevada Corporation, dba **Stewart Title of Nevada-Las Vegas Division** as Trustee as hereinafter states, and hereinafter referred to as Trustee and **ROBERT DIVECCHIO**, an unmarried man, herein referred to as grantee, whose address is 4765 Vista Flora Way, Las Vegas, Nevada 89121-2941

WITNESSETH:

WHEREAS, **LAWRENCE E. WOOLEVER** and **PAULA K. WOOLEVER**, husband and wife, as joint tenants by Deed of Trust dated May 24, 2001, and recorded June 7, 2001, in Book 155, Page 400, as Document No. 116441, in the Office of the County Recorder of Lincoln County, State of Nevada, did grant and convey to said trustee, upon the Trusts therein expressed, the real property hereinafter described, among other uses and purposes to secure the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell hereinafter referred to, to which reference is hereby made; and

WHEREAS, on July 23, 2007, the then beneficiary(ies) and holder of the note did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded August 3, 2007, in Book 234, page 214 as Document No. 239623, of Official Records, Lincoln County, Nevada; and



WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Lincoln County, Nevada in which the premises to be sold is situated and a like notice being published in Clark County, Nevada in which the premises is to be sold, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on November 29, 2007, at the hour of 11:00 a.m., at the front entrance of the office of the Lincoln County Courthouse, #1 N. Main Street, Pioche, Nevada 89043.

WHEREAS, three true and correct copies of said Notice were posted in three public places in the County of Lincoln, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the City of Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the grantor and/or successors in interest in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$51,400.00 said grantee being the highest bidder therefore,

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee in receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied and to title or possession, unto grantee, all that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

**Commencing at the Southwest corner of the NE1/4 of the SW1/4 of Section 5, Township 7 South, Range 61 East, M.D.B.&M.**


**Thence running due East along the South line of said SE1/4 of the SW1/4 a distance of 910 feet, more or less, to the West line of Main Street at the Northeast corner of Lot 1, Block 46 of Alamo Townsite, on file in the Office of the County Recorder of said Lincoln County, Running thence North 1°23' West along the West side of said Main Street and the projection thereof, a distance of 115 feet; Thence South 88°37' West a distance of 200 feet; Thence South 1°23' East, a distance of 115 feet; thence North 88°37' East, a distance of 200 feet to the point of beginning.**

**Commonly known as 210 N. Main Street, Alamo, Nevada**

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

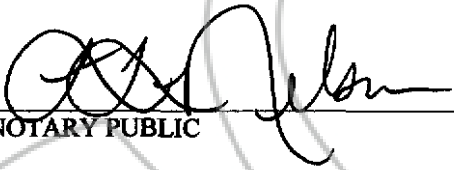
IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc , a Nevada Corporation dba Stewart Title of Nevada-Las Vegas Division, as Trustee, has this day caused its corporation name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of it's board of directors.

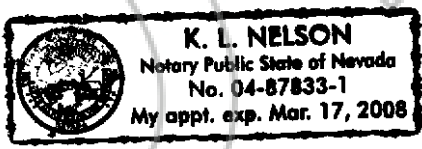
STEWART TITLE OF NEVADA HOLDINGS, INC dba Stewart Title of Nevada- Las Vegas Division,  
As Trustee

BY:   
 MARY ROGERS HUNT  
 Vice President

STATE OF NEVADA )  
 ) ss.  
 COUNTY OF CLARK )

This instrument was acknowledged before me, a notary public on November 29, 2007 by Mary Rogers Hunt, as Vice President of Stewart Title of Nevada

  
 NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: AE RPTT: \$200.85  
Book- 238 Page- 0067

- 1. Assessor Parcel Number(s)
  - a) 4-041-03
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY.	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property \$ 51,400
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ 51,400
- Real Property Transfer Tax Due \$ 202.80

- 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 Grantor-Trustee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: STEWART TITLE OF NV  
Address: 8363 W Sunset #100  
City: Las Vegas  
State: NV Zip: 89113

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)  
Print Name: Robert DiVecchio  
Address: 4765 Vista Flora  
City: Las Vegas  
State: NV Zip: 89121

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title of NV Escrow #: 702706  
Address: 8363 W Sunset #100  
City: Las Vegas State: NV Zip: 89113