

<b>A.P.N. No.:</b>	004-310-10
<b>File No.:</b>	1864493
<b>Recording Requested By:</b>	
Stewart Title Company	
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3636 North Rancho Drive	
Las Vegas, NV 89130	

EUREKA COUNTY, NV

**2022-248920**

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KATHERINE J. BOWLING, CLERK RECORDER

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## Amended Order Confirming Sale of Real Property

*David A. Stephens*  
CLERK OF THE COURT

**ORDR (PRB)**

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**DISTRICT COURT**

**CLARK COUNTY, NEVADA**

In The Matter of the Estate of  
RICHARD DENNIS GILLESPIE,  
Deceased.

Case No.: P-21-108906-E

Dept. No.: PC1

**AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY**

Date: 9/23/2022  
Time: 9:30 a.m.

The verified Report of Sale of Real Property and Petition for Confirmation of David A. Stephens, Administrator of the Estate, (hereinafter "Petitioner"), for the confirmation of the sale of real property commonly known as approximately 640 acres in Eureka County, Nevada, APN: 004-310-10, (hereinafter the "Real Property"), came on regularly for hearing on the 23<sup>rd</sup> day of September, 2022, at 9:30 a.m. A Purchase Agreement, (hereinafter the "Agreement"), was attached as Exhibit "A" to the Report of Sale of Real Property and Petition for Confirmation, having been previously filed with this Court, for the total purchase price of Seventy-Five Thousand and No/100 Dollars, (\$75,000.00), in cash.

On proof duly made to the satisfaction of the Court, the Court now finds the following:

1. Notice of the hearing was given as required by law. A Certificate of Mailing was previously filed with the Clerk of the Court.
2. The publication of notice of the time and place of the sale and appraisal of the Real Property was completed.

1           3.       Since Notice of the hearing was properly given, and all interested parties were  
2 represented at the hearing, the Court conducted a public auction in open court pursuant to NRS  
3 148.270.

4           4.       The Court received a competing bid on the Real Property from BJT Holdings, LLC,  
5 a Nevada limited liability company, for the sum of eighty thousand dollars, (\$80,000.00). The  
6 Court received no other competing bids on the Real Property.

7           5.       Therefore, the sale of the Real Property to BJT, Holdings, LLC, a Nevada limited  
8 liability company, or assignee, ("Buyer"), for the total purchase price of Eighty Thousand and  
9 No/100 Dollars, (\$80,000.00), is approved by the Court, all of which is payable in cash upon close  
10 of escrow. The sale to Buyer is subject to all of the terms and conditions of the Agreement. Title  
11 to the Real Property is to be transferred to Buyer subject to real property taxes, covenants,  
12 conditions, restrictions, all zoning or master plan restrictions and public utility easements of record  
13 encumbering the Real Property. A real estate commission of six percent (6.00%) of the total  
14 purchase price of the Real Property is to be split equally between Seller's and Buyer's brokers.  
15 The terms for the sale of the Real Property are evidenced by the Agreement.

16           6.       The Real Property sold is more particularly described as follows:

17               APN: 004-310-10

18               Legally described as follows:

19               All of Section 33, Township 32 North, Range 48 East, being 643.08 Acres  
20 more or less, in the County of Eureka, State of Nevada, less and except any  
21 and all oil, gas, coal, and other mineral rights whatsoever, and further, subject  
22 to conditions, covenants, grazing lease, surface owners agreements,  
easements, encumbrances, and right-of-ways existing or of record, and  
reserving there from a 33' easement around the boundary of the property for  
ingress and egress or utilities.

23           7.       The Real Property being sold includes all tenements, hereditaments, and  
24 appurtenances of the Real Property, the rents, issues and profits thereof, and all fixtures located on  
25 the Real Property.

26           8.       The sale of the Real Property is for the advantage, benefit, and the best interest of  
27 the Estate and of those interested herein.



COPY

1 CSERV

2 DISTRICT COURT  
3 CLARK COUNTY, NEVADA

4  
5  
6 In the Matter of:

CASE NO: P-21-108906-E

7 Richard Gillespie, Deceased

DEPT. NO. Department 26

8  
9 **AUTOMATED CERTIFICATE OF SERVICE**

10 This automated certificate of service was generated by the Eighth Judicial District  
11 Court. The foregoing Amended Order was served via the court's electronic eFile system to  
12 all recipients registered for e-Service on the above entitled case as listed below:

13 Service Date: 11/10/2022

14 David Stephens dstephens@sghlawfirm.com

15 Javad Kaviani javadkaviani@icloud.com

16 David Stephens daveinlv1@embarqmail.com

17  
18 If indicated below, a copy of the above mentioned filings were also served by mail  
19 via United States Postal Service, postage prepaid, to the parties listed below at their last  
20 known addresses on 11/14/2022

21 Brian Horner 1552 W. Warm Springs Rd. # 110  
22 Henderson, NV, 89014  
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26  
27  
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