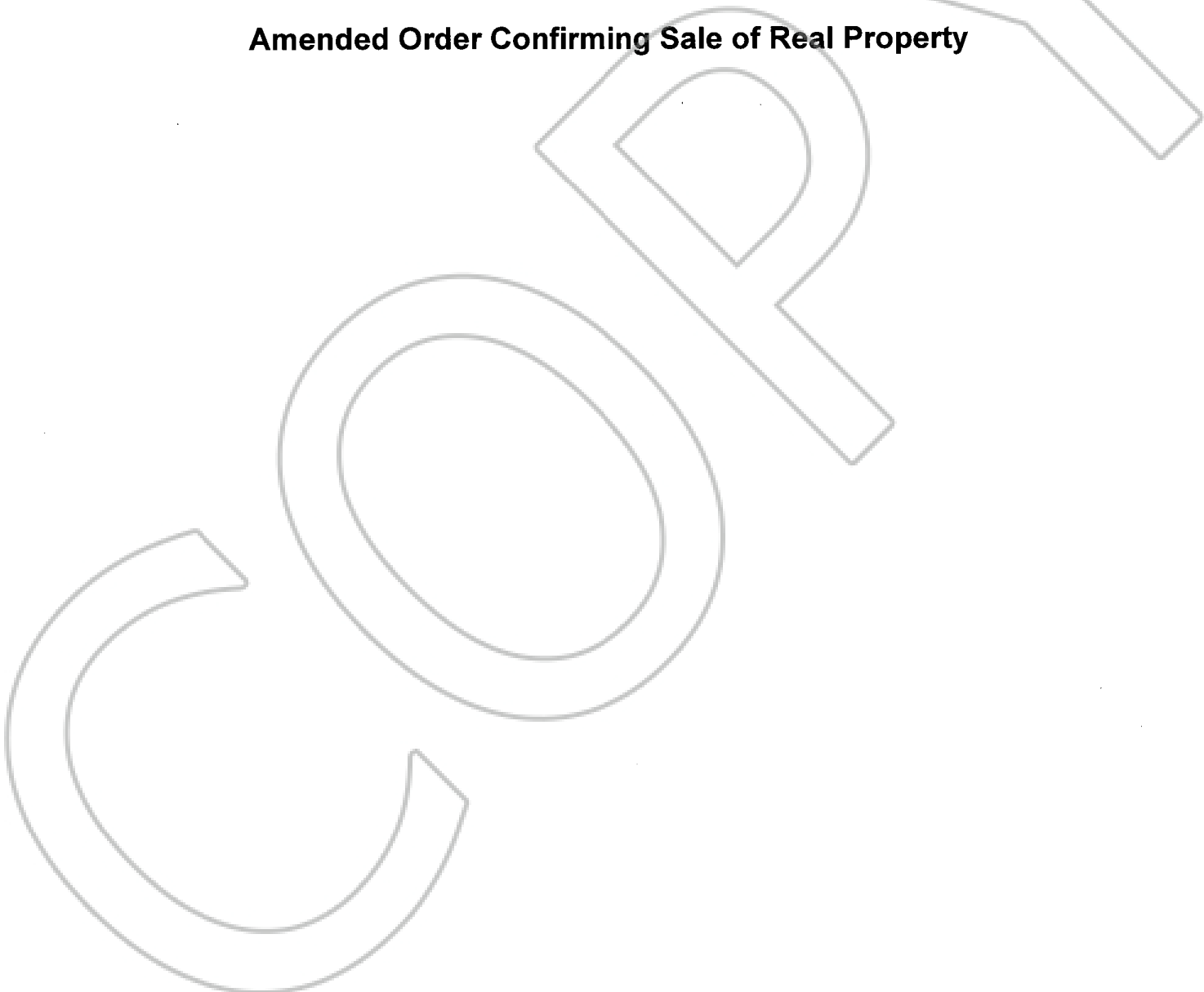


A.P.N. No.:	004-310-10
File No.:	1864493
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stephens Law Offices	
3636 North Rancho Drive	
Las Vegas, NV 89130	

EUREKA COUNTY, NV	2022-248920
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STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

(for recorders use only)

Amended Order Confirming Sale of Real Property



Howard A. Smith
CLERK OF THE COURT

1 **ORDR (PRB)**
David A. Stephens, Esq.
2 Nevada Bar No. 00902
STEPHENS LAW OFFICES
3 3636 North Rancho Drive
Las Vegas, Nevada 89130
4 Telephone: (702) 656-2355
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5 Emails: dstephens@davidstephenslaw.com
Attorneys for Administrator

6
7 **DISTRICT COURT**
8 **CLARK COUNTY, NEVADA**

9 In The Matter of the Estate of) Case No.: P-21-108906-E
10 RICHARD DENNIS GILLESPIE,) Dept. No.: PC1
11 Deceased.)

12 **AMENDED ORDER CONFIRMING SALE OF REAL PROPERTY**

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

15 The verified Report of Sale of Real Property and Petition for Confirmation of David A.
16 Stephens, Administrator of the Estate, (hereinafter "Petitioner"), for the confirmation of the sale of
17 real property commonly known as approximately 640 acres in Eureka County, Nevada, APN: 004-
18 310-10, (hereinafter the "Real Property"), came on regularly for hearing on the 23rd day of
19 September, 2022, at 9:30 a.m. A Purchase Agreement, (hereinafter the "Agreement"), was
20 attached as Exhibit "A" to the Report of Sale of Real Property and Petition for Confirmation,
21 having been previously filed with this Court, for the total purchase price of Seventy-Five
22 Thousand and No/100 Dollars, (\$75,000.00), in cash.

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

- 24 1. Notice of the hearing was given as required by law. A Certificate of Mailing was
25 previously filed with the Clerk of the Court.
26 2. The publication of notice of the time and place of the sale and appraisal of the Real
27 Property was completed.
28

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.

28

1 THEREFORE, BASED UPON THE ABOVE, THE COURT HEREBY ORDERS THE
2 FOLLOWING:

3 1. The sale of the Real Property to the Buyer, BJT Holdings, LLC, a Nevada limited
4 liability company, in the amount of Eighty Thousand and No/100 Dollars, (\$80,000.00), subject to
5 all the terms and conditions of the Agreement, is hereby confirmed.


6 2. That a sales commission of six percent (6.00%) is to be split equally between the
7 Seller's broker and Buyer's Broker.

8 3. The Petitioner, David A. Stephens, Administrator of the Estate, is ordered to take all
9 action and to execute all documents necessary to complete the sale and conveyance of the Real
10 Property in accordance with the terms described herein, and the additional terms described in the
11 Agreement.

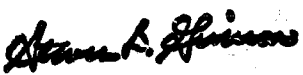
12 4. Upon the close of escrow for the sale, the Petitioner, David A. Stephens,
13 Administrator of the Estate, shall be authorized to prepare or have prepared, and to execute if
14 necessary, all documents required to convey all of the right, title and interest of the Estate in the
15 Real Property to the Buyer.

16 Dated this ____ day of _____, 2022.

Dated this 10th day of November, 2022


DISTRICT COURT JUDGE
D8B E1A D2C4 CB6F
Gloria Sturman
District Court Judge

19 Submitted by:
20
21 S/David A Stephens
22 David A. Stephens, Esq.
23 Nevada Bar No. 00902
24 STEPHENS LAW OFFICES
25 3636 North Rancho Drive
26 Las Vegas, Nevada 89130
27 Attorneys for Petitioner
28


NOV 16 2022
CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE DOCUMENT ON FILE

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@sdblwfir.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
23
24
25
26
27
28