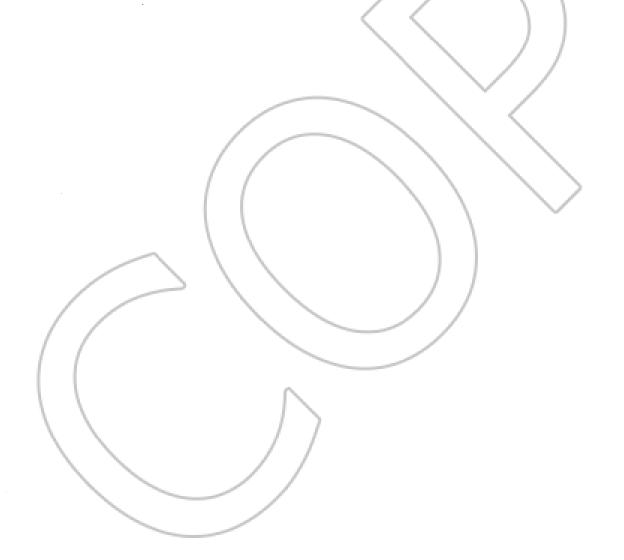
A.P.N. No.:	004-310-10
File No.:	1864493
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Stephens Law Offices	
3636 North Rancho Drive	
Las Vegas, NV 89130	

EUREKA COUNTY, NV
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11/23/2022 11:40 AM
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

(for recorders use only)

Amended Order Confirming Sale of Real Property



Electronically Filed 11/10/2022 4:42 PM CLERK OF THE COURT

ORDR (PRB)

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Facsimile: (702) 656-2776

Emails: dstephens@davidstephenslaw.com

Attorneys for Administrator

DISTRICT COURT

CLARK COUNTY, NEVADA

In The Matter of the Estate of Case No.: P-21-108906-E
RICHARD DENNIS GILLESPIE,
Deceased.

Case No.: P-21-108906-E

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 23rd 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.

- 3. Since Notice of the hearing was properly given, and all interested parties were represented at the hearing, the Court conducted a public auction in open court pursuant to NRS 148.270.
- 4. The Court received a competing bid on the Real Property from BJT Holdings, LLC, a Nevada limited liability company, for the sum of eighty thousand dollars, (\$80,000.00). The Court received no other competing bids on the Real Property.
- 5. Therefore, the sale of the Real Property to BJT, Holdings, LLC, a Nevada limited liability company, or assignee, ("Buyer"), for the total purchase price of Eighty Thousand and No/100 Dollars, (\$80,000.00), is approved by the Court, all of which is payable in cash upon close of escrow. The sale to Buyer is subject to all of the terms and conditions of the Agreement. Title to the Real Property is to be transferred to Buyer subject to real property taxes, covenants, conditions, restrictions, all zoning or master plan restrictions and public utility easements of record encumbering the Real Property. A real estate commission of six percent (6.00%) of the total purchase price of the Real Property is to be split equally between Seller's and Buyer's brokers. The terms for the sale of the Real Property are evidenced by the Agreement.
 - 6. The Real Property sold is more particularly described as follows:

APN: 004-310-10

Legally described as follows:

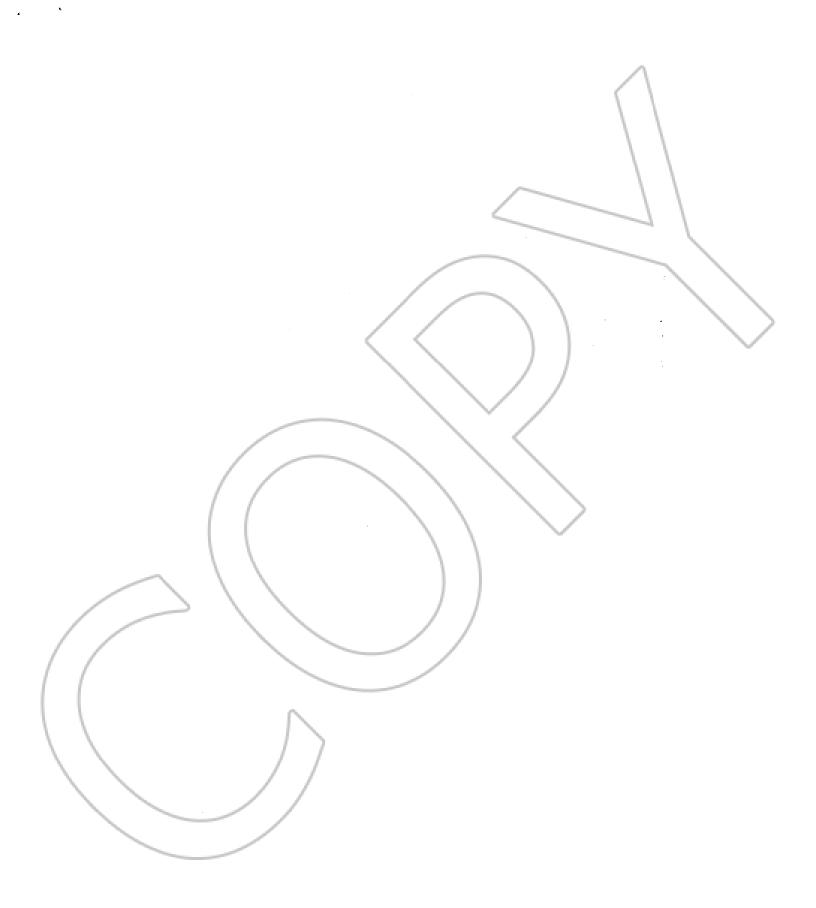
All of Section 33, Township 32 North, Range 48 East, being 643.08 Acres more or less, in the County of Eureka, State of Nevada, less and except any and all oil, gas, coal, and other mineral rights whatsoever, and further, subject to conditions, covenants, grazing lease, surface owners agreements, easements, 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.

- 7. The Real Property being sold includes all tenements, hereditaments, and appurtenances of the Real Property, the rents, issues and profits thereof, and all fixtures located on the Real Property.
- 8. The sale of the Real Property is for the advantage, benefit, and the best interest of the Estate and of those interested herein.

THEREFORE, BASED UPON THE ABOVE, THE COURT HEREBY ORDERS THE 1 FOLLOWING: 2 The sale of the Real Property to the Buyer, BJT Holdings, LLC, a Nevada limited 1. 3 liability company, in the amount of Eighty Thousand and No/100 Dollars, (\$80,000.00), subject to all the terms and conditions of the Agreement, is hereby confirmed. 5 That a sales commission of six percent (6.00%) is to be split equally between the 2. 6 Seller's broker and Buyer's Broker. 7 The Petitioner, David A. Stephens, Administrator of the Estate, is ordered to take all 8 3. action and to execute all documents necessary to complete the sale and conveyance of the Real Property in accordance with the terms described herein, and the additional terms described in the 10 Agreement. 11 Upon the close of escrow for the sale, the Petitioner, David A. Stephens, 4. 12 Administrator of the Estate, shall be authorized to prepare or have prepared, and to execute if 13 necessary, all documents required to convey all of the right, title and interest of the Estate in the 14 Real Property to the Buyer. 15 2022. Dated this day of 16 17 Dated this 10th day of November, 2022 18 D8B E1A D2C4 CB6F 19 Gloria Sturman Submitted by: **District Court Judge** 20 21 S/David A Stephens David A. Stephens, Esq. 22 Nevada Bar No. 00902 STEPHENS LAW OFFICES NOV 16 2022 3636 North Rancho Drive 23 CERTIFIED COPY Las Vegas, Nevada 89130 24 Attorneys for Petitioner TRUE AND CORRECT C OF THE DOCUMENT ON FILE 25 26

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CSERV

DISTRICT COURT CLARK COUNTY, NEVADA

In the Matter of:

CASE NO: P-21-108906-E

Richard Gillespie, Deceased

DEPT. NO. Department 26

AUTOMATED CERTIFICATE OF SERVICE

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

Service Date: 11/10/2022

David Stephens

dstephens@sgblawfirm.com

Javad Kaviani

javadkaviani@icloud.com

David Stephens

daveinlv1@embarqmail.com

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

Brian Horner

1552 W. Warm Springs Rd. # 110 Henderson, NV, 89014

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