

<b>A.P.N. No.:</b>	004-310-10
<b>R.P.T.T.</b>	\$ 312.00
<b>File No.:</b>	1864493
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
BJT Holdings, LLC	
6230 McLeod Drive, #140	
Las Vegas, NV 89120	

EUREKA COUNTY, NV  
RPTT:\$312.00 Rec:\$37.00  
\$349.00 Pgs=2  
STEWART TITLE ELKO  
KATHERINE J. BOWLING, CLERK RECORDER

**2022-248921**

11/23/2022 11:40 AM

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**David A. Stephens, Administrator of the Estate of Richard Dennis Gillespie, also known as Richard D. Gillespie, deceased**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**BJT Holdings, LLC, a Nevada limited liability company**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

TOWNSHIP 32 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 33: Lots 1, 2, 3 and 4; N1/2S1/2; N1/2;

EXCEPTING THEREFROM any and all oil, gas, coal and other mineral rights what so ever as reserved by Nickel/Jones, Inc., in deed recorded May 23, 2016, in Book 590, Page 382, Official Records of Eureka County, Nevada.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/3/2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Estate of Richard Dennis Gillespie, deceased

David A. Stephens

David A. Stephens, Administrator

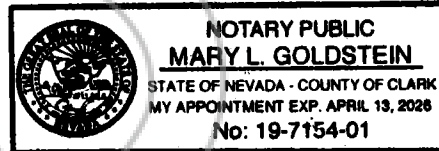
State of Nevada )

County of Clark ) ss

This instrument was acknowledged before me on the 3<sup>rd</sup> day of November, 2022  
By: David A. Stephens as Administrator of David A. Stephens, Administrator of the Estate of Richard  
Dennis Gillespie, deceased

Signature: Mary L. Goldstein  
Notary Public

My Commission Expires: April 13, 2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 004-310-10  
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 RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. a. Total Value/Sales Price of Property**

\$ 80,000.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

( )

**c. Transfer Tax Value:**

\$ 80,000.00

**d. Real Property Transfer Tax Due**

\$ 312.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100%**

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 David A. Stephens  
David A. Stephens, Administrator

Capacity \_\_\_\_\_

Grantor \_\_\_\_\_

Signature \_\_\_\_\_  
Jeffrey Ehlert, Manager

Capacity \_\_\_\_\_

Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: David A. Stephens, Administrator of the  
Estate of Richard Dennis Gillespie,  
deceased

Address: 3636 N Rancho Dr

City: Las Vegas

State: NV Zip: 89130

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: BJT Holdings, LLC

Address: 6230 McLeod Drive, #140

City: Las Vegas

State: NV Zip: 89120

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Title Company

Escrow # 1864493

Address: 810 Idaho St

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED