

<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>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
BJT Holdings, LLC	
6230 McLeod Drive, #140	
Las Vegas, NV 89120	

EUREKA COUNTY, NV	<b>2022-248921</b>
RPTT:\$312.00 Rec:\$37.00	
\$349.00 Pgs=2	11/23/2022 11:40 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## 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.

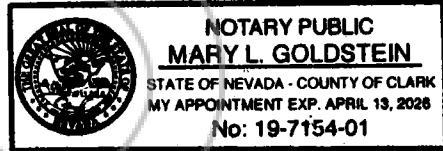
The Estate of Richard Dennis Gillespie, deceased

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  
Mary L. Goldstein  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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      Capacity      Grantor  
 David A. Stephens, Administrator  
 Signature \_\_\_\_\_      Capacity      Grantee  
 Jeffrey Ehlert, Manager

**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