

APN NO.: 004-310-10

RECORDING REQUESTED BY:

Equity Title of Nevada

WHEN RECORDED MAIL TO:

Elias Halvorson

14021 Bradshaw Rd

Mount Vernon, WA 98273

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$ **312.00**

ESCROW NO.:

EUREKA COUNTY, NV

RPTT:\$312.00 Rec:\$37.00

\$349.00 Pgs=2

EQUITY TITLE OF NEVADA

KATHERINE J. BOWLING, CLERK RECORDER

2024-251698

02/23/2024 10:55 AM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

BJT Holding, LLC, a Nevada Limited Liability Company

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain
Sell and convey to

Elias Halvorson, a married man

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

**Township 32 North, Range 48 East MDB&M
Section 33: Lots 1, 2, 3 and 4: N1/2S1/2: N1/2**

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances
thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
1. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:


BJT Holdings, LLC, a Nevada Limited Liability Company



Jeffrey Ehlert, Manager

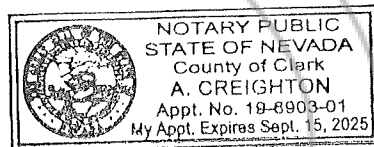
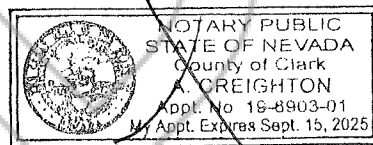
STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on this 19 day of January
2024 by Jeffrey Ehlert manager of BJT Holdings LLC.


Signature of notarial officer

My Commission Expires:

9-15-25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 004-310-10

b)

c)

d)

2. Type of Property:

- | | | | |
|--|--------------|----|-----------------|
| a) <input checked="" type="checkbox"/> | 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 RECORDER'S 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 _____
a. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred:

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: [Signature] Capacity: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BJT Holdings LLC
Address: 8635 W Sahara Ave 569
City: Las Vegas
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Elias Halverson
Address: 14021 Bradshaw Rd
City: Mount Vernon
State: WA Zip: 98273

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

Print Name: Equity Title of Nevada
Address: 2475 Village View Drive, Suite 250
City, State & Zip: Henderson, NV 89074

Escrow #: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED