

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 anyway 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



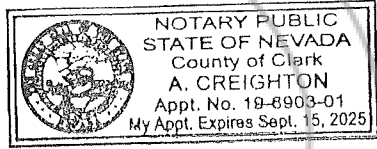
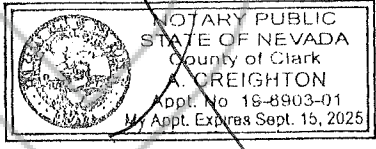
Jeffrey Ehlert, Manager

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 _____  |    |                 |

<b>FOR RECORDER'S 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 \_\_\_\_\_
- 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)**

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

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

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**