

When Recorded Mail To As Well As Future Tax Notices:

Frank & Elmer, LLC  
C/o Richard P. Baker  
P.O. Box 272  
Eureka, NV 89316

The undersigned hereby affirms that this document submitted for recording does not contain a social security number. (NRS 39B.030)



**QUITCLAIM DEED**

THIS QUITCLAIM DEED is made and entered into effective July 14<sup>TH</sup>, 2009 by and between Richard P. Baker and Mariana Titus, husband and wife as joint tenants, whose address is 112 North Soledad Street, Santa Barbara, CA 93103 (Grantors), and Frank & Elmer, LLC, a Nevada Limited Liability Company whose address is 450 North O'Neil Avenue, Eureka, NV 89316 (Grantee).

WITNESSETH:

That Grantors quitclaim to Grantee and its successors and assigns forever, all of the Grantors' right, title and interest in, to and under that certain real property, situated in Eureka County, Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Grantors have executed this Quitclaim Deed on the dates indicated in the acknowledgements below, but effective as of the date first set forth above:

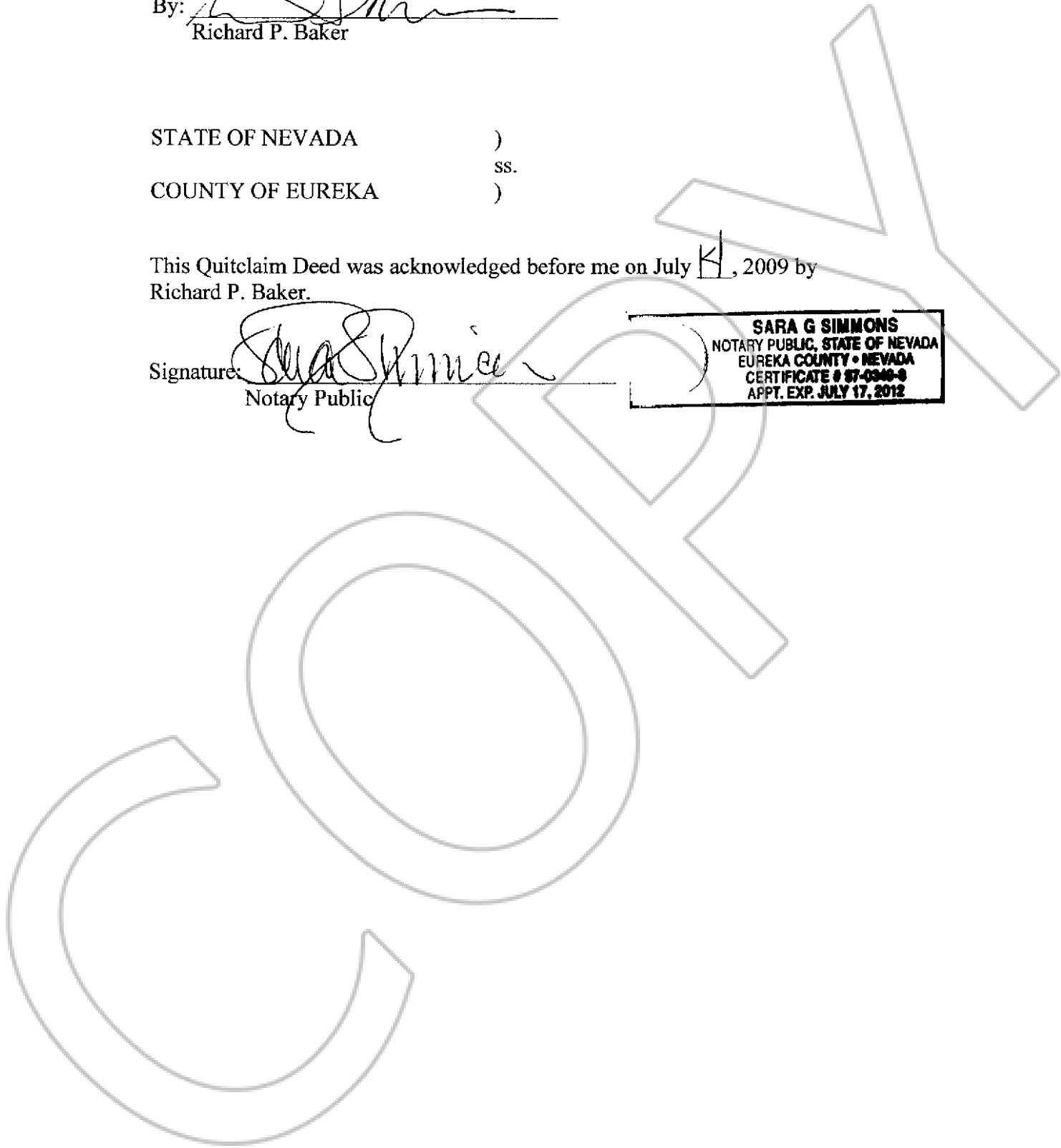
By: [Signature]  
Richard P. Baker

STATE OF NEVADA                    )  
  ss.  
COUNTY OF EUREKA                )

This Quitclaim Deed was acknowledged before me on July 14, 2009 by  
Richard P. Baker.

Signature: [Signature]  
Notary Public

**SARA G SIMMONS**  
NOTARY PUBLIC, STATE OF NEVADA  
EUREKA COUNTY • NEVADA  
CERTIFICATE # 87-0349-8  
APPT. EXP. JULY 17, 2012





**EXHIBIT "A"**  
**To Quitclaim Deed and Agreement between**  
**Richard P. Baker and Mariana Titus**  
**and Frank & Elmer, LLC**

The land referred to herein together with any and all (i) tailings, dumps and mine wastes therein, thereon and thereunder; (ii) extralateral rights, dips, veins, spurs, angles, mines, metals, ores, minerals, rocks and earth therein, thereon and thereunder; (iii) water rights, easements, rights of way, privileges, tenements, hereditaments, appurtenances, franchises and any other real estate in any way incident, appendant, belonging or appurtenant thereto or enjoyed in connection therewith; (iv) rents, issues and profits thereof; and (v) improvements and fixtures therein, thereon and thereunder, is situated in the State of Nevada, County of Eureka and described as follows:

**PARCEL 1 (APN: 001-033-05):**

Lots 8 through 13, inclusive, in Block 39A of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, State of Nevada.

**PARCEL 2 (APN: 001-038-04):**

Lots 18 and 19, in Block 17 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, State of Nevada.

**PARCEL 3 (APN: 001-136-16):**

Lot 42, in Block 7 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, State of Nevada.

**PARCEL 4 (APN: 001-138-02):**

Lot 5, in Block 9 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, State of Nevada.

**PARCEL 5 (APN: 001-167-02):**

Lot 9, in Block 28 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, State of Nevada.

**PARCEL 6 (APN: 001-012-10):**

Portion of Block 115 of Eureka Townsite lying west of U.S. Highway 50, according to the map thereof filed in the Office of the County Recorder of Eureka County, State of Nevada.

All of Block 114 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, State of Nevada, more particularly described as follows:

Triangle Millsite, designated by the Surveyor General as Lot No. 48B, embracing a portion of the unsurveyed public domain in the Eureka Mining District, as described in patent executed by the United States of America, recorded August 8, 1957 in Book 25, Page 165, Deed Records, Eureka County, Nevada.

Beginning at the northeast corner of Block 77, thence along the north end line of Block 77, South  $80^{\circ}51'$  West, a distance of 73.22 feet to Corner No. 1 of Block 113;

Thence along the east side of Block 113, North  $5^{\circ}15'$  West, 466 feet to Corner No. 4 of said Block 113;

Thence North  $80^{\circ}51'$  East, 38.2 feet to a point on the west side line of Block 114;

Thence South  $15^{\circ}00'$  East, a distance of 148.7 feet along the west side line of Block 114 to Corner No. 10 of said block;

Thence South  $12^{\circ}30'$  East, 185.5 feet to Corner No. 9 of Block 114;

Thence South  $77^{\circ}30'$  West, a distance of 30 feet to a point;

Thence South  $12^{\circ}21'$  East, a distance of 130.28 feet to the north-east corner of Block 77, the place of beginning.

EXCEPTING THEREFROM Parcels 2, 3 and 4 as shown on that certain parcel map for Ruby Hill Mining Company recorded May 7, 1994 as Document No. 151219.

FURTHER EXCEPTING THEREFROM all that portion of said land as conveyed to the State of Nevada in deed recorded February 26, 1954 in Book 24, Page 310, Deed Records, and January 24, 1969 in Book 27, Page 245, Official Records, Eureka County, Nevada.

Portions of said highway have been abandoned by document recorded August 29, 1985 in Book 138, Page 246, Official Records, Eureka County, Nevada.

PARCEL 7 (APN: 001-011-10):

Parcel 2 as shown on that certain Parcel Map for Ruby Hill Mining Company filed in the Office of the County Recorder of Eureka County, State of Nevada, on May 7, 1994, as File No. 151219, being a portion of Block 115 of Eureka Townsite.

PARCEL 8 (APN: 001-011-08):

Parcel 3 as shown on that certain Parcel Map for Ruby Hill Mining Company filed in the Office of the County Recorder of Eureka County, State of Nevada, on May 7, 1994, as File No. 151219, being a portion of Block 115 of Eureka Townsite and Triangle Millsite.

PARCEL 9 (APN: 001-213-06):

Lupita Millsite, designated by the Surveyor General as Lot No. 49B, embracing a portion of the unsurveyed public domain in the Eureka Mining District, as described in patent executed by the United States of America, recorded July 11, 1957 in Book 25, Page 151, Deed Records, Eureka County, Nevada.

EXCEPTING THEREFROM Parcel 1 as shown on that certain parcel map for Ruby Hill Mining Company, recorded May 7, 1994 as Document No. 151219.

PARCEL 10 (APN: 001-011-11):

Parcel 1 as shown on that certain Parcel Map for Ruby Hill Mining Company filed in the Office of the County Recorder of Eureka County, State of Nevada, on May 7, 1994, as File No. 151219, being all of Block 116 of Eureka Townsite and a portion of the Lupita Millsite.

PARCEL 11 (APN: 009-230-11):

Rhyolite Deposit, designated by the Surveyor General as Lot No. 96, embracing a portion of the unsurveyed public domain in the Eureka Mining District, as described in patent executed by the United States of America, recorded March 21, 1923 in Book 19, Page 401, Deed Records, Eureka County, Nevada.

EXCEPTING THEREFROM all that portion shown as Block 112 of Eureka Townsite.

PARCEL 12 (APN: 001-202-01):

All of Block 112 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, Nevada, being a portion of the Rhyolite Deposit designated by the Surveyor General as Lot No. 96, embracing a portion of the unsurveyed public domain in the Eureka Mining District, as described in patent executed by the United States of America, recorded March 21, 1923 in Book 19, Page 401, Deed Records, Eureka County, Nevada.

PARCEL 13 (APN: 001-202-03):

All of Block 111 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, Nevada, being a portion of Millsite designated by the Surveyor General as Lot No. 93, embracing a portion of the unsurveyed public domain in the Eureka Mining District, as described in patent executed by the United States of America, recorded March 21, 1923 in Book 19, Page 398, Deed Records, Eureka County, Nevada.

PARCEL 14 (APN: 001-201-09):

Portion of Block 108 of Eureka Townsite, according to the map thereof filed in the Office of the County Recorder of Eureka County, Nevada, more particularly described as follows:

Millsite designated by the Surveyor General as Lot No. 90, embracing a portion of the unsurveyed public domain in the Eureka Mining District, as described in patent executed by the United States of America, recorded March 21, 1923 in Book 19, Page 389, Deed Records, Eureka County, Nevada.

EXCEPTING THEREFROM all that portion of said land as conveyed to J&M Trucking and Red-E-Mix in deed recorded August 15, 1994 in Book 274, Page 160, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all that portion of said land as conveyed to County of Eureka, State of Nevada, in deed recorded September 19, 1995 in Book 286, Page 338, Official Records, Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC # DV-213604**

07/14/2009 01:19 PM

**Official Record**

*Articles of Organization Present*  
Recording requested By  
RICHARD P BAKER *jet*

FOR RECOR  
Document/In  
Book: \_\_\_\_\_  
Date of Recd  
Notes: \_\_\_\_\_

**Eureka County - NV  
Mike Rebaleati - Recorder**  
Page 1 of \_\_\_\_\_ Fee: \$20.00  
Recorded By: FES RPTT:  
Book - 0489 Page - 0296

1. Assessor Parcel Number (s)  
a) SEE ATTACHED  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:
- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'Vnd'l      |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

3. Total Value/Sales Price of Property: \$ 115,501.00  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, Section: 9  
b. Explain Reason for Exemption: GRANTOR TRANSFERS TO A NEVADA LIMITED LIABILITY COMPANY (LLC) THAT HE OWNS

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 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 GRANTOR  
Signature [Signature] Capacity (GRANTEE) REGISTERED AGENT FOR FRANK & ELMER, LLC

<b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)	<b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)
Print Name: <u>RICHARD P. BAKER</u>	Print Name: <u>FRANK &amp; ELMER, LLC</u>
Address: <u>450 NORTH O'NEIL AVE</u>	Address: <u>450 NORTH O'NEIL AVE.</u>
City: <u>EUREKA</u>	City: <u>EUREKA</u>
State: <u>NV</u> Zip: <u>89316</u>	State: <u>NV</u> Zip: <u>89316</u>

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



**ATTACHMENT TO STATE OF NEVADA DECLARATION (**

Recording requested By  
RICHARD P BAKER

**ASSESSOR PACEL NUMERS**

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Page 1 of                      Fee: \$20.00  
Recorded By: FES            RPTT:  
Book- 0489 Page- 0296

APN:	001-033-05
APN:	001-038-04
APN:	001-136-16
APN:	001-138-02
APN:	001-167-02
APN:	001-012-10
APN:	001-011-10
APN:	001-011-08
APN:	001-213-06
APN:	001-011-11
APN:	009-230-11
APN:	001-202-01
APN:	001-202-03
APN:	001-201-09

Note: Formerly APN 001-202-09, assigned new May 18, 2009

