

APN#: 004-370-28

RPTT \$195.00

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 052772-PAH

When Recorded Mail To:

FREDERICK LEE

1875 WILD INDIGO CT

LAS VEGAS, NV 89123-3963

Mail Tax Statements to: (deeds only)

SAME AS ABOVE

DOC# 221656
10/02/2012 02:08PM
Official Record

Requested By

STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 6

Fee: \$19.00

Recorded By FS

RPTT: \$195.00

Book- 0539 Page- 0181



0221656

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

P HANSON

ESCROW OFFICER

GRANT BARGAIN AND SALE DEED

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RPTT-#1954
APNs: 004-370-28
MAIL TAX STATEMENT AND
WHEN RECORDED RETURN TO:
Frederick Lee
1875 Wild Indigo Court
Las Vegas, NV 89123-3963

52772PAH
Mail Copy to:
NEW NEVADA LANDS, LLC
9550 PROTOTYPE COURT, SUITE 103
RENO, NEVADA, 89521

GRANT BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made this 24th day of September, 2012 by and between **NEW NEVADA LANDS, LLC** a Mississippi limited liability company whose address is 9550 Prototype Court, Suite 103, Reno, Nevada, 89521 (referred to as "**GRANTOR**") and **Frederick Alvin Lee, Trustee of the Funshine Trust** (referred to as "**GRANTEE**").

GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to **GRANTOR** paid by the **GRANTEE**, the receipt of which **GRANTOR** acknowledges, by these presents grants, bargains and sells to **GRANTEE**, and to **GRANTEE**'s successors and assigns forever, all right, title and interest in and to that certain real property situated in Eureka County, State of Nevada, and more particularly described on Exhibit A, except the easement interest reserved to **GRANTOR** as set forth below.

Together with all and singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining, to the real property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real property; except as otherwise expressly provided in this Deed.

To have and to hold the real property above described with the appurtenances, unto **GRANTEE**, and to **GRANTEE**'s heirs, and successors and assigns forever.

GRANTOR hereby reserves and retains a perpetual, nonexclusive roadway, utility and access easement not greater than sixty (60) feet in width, located along existing roads, tracks, and trails in a route to be selected at **GRANTOR** and **GRANTEE** in their reasonable discretion. If there are no existing roads, tracks, or trails, **GRANTOR** and **GRANTEE** shall negotiate in good



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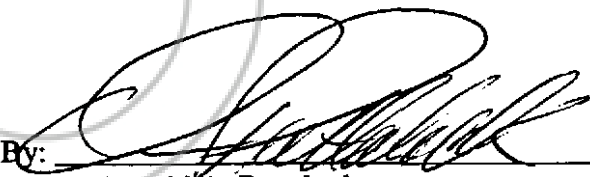
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faith a reasonably convenient easement location. This easement is reserved to **GRANTOR** and **GRANTOR'S** licensees for any commercial or non-commercial purposes including mining and electrical generation or other commercial purposes and including placement of a roadway and utilities benefitting other lands owned by **GRANTOR**, or benefitting lands owned by others within 10 miles of the property described in Exhibit A. Use for "commercial or non-commercial purposes" in this paragraph shall include, but are not limited to, placement of permanent pipelines, permanent transmission and gas lines, and frequent use by large and heavy commercial haul trucks, heavy industrial equipment, and employee and contractor vehicles. **GRANTOR** shall bear the cost of all improvements to the easement needed by **GRANTOR** for such uses, and shall maintain the easement property as needed for **GRANTOR'S** use, but shall not be liable for any damages or disturbance caused to the property within the easement if used consistent with the easements reserved by **GRANTOR** in this deed. No additional consideration or monetary sum shall be payable by **GRANTOR** to **GRANTEE** related to **GRANTOR'S** and **GRANTOR'S** licensees' location, construction, or use of the easements as described in this paragraph.

By accepting this Deed, **GRANTEE** grants the easements described herein and agrees **GRANTEE'S** covenants shall constitute covenants running with the land and equitable servitudes and liens, and shall be binding upon **GRANTEE** and all parties having or acquiring any right, title, interest, or estate in the real property described on Exhibit A, including, but not limited to, **GRANTEE'S** heirs, assigns, subsequent owners, and successors, for the benefit of **GRANTOR** and parties acquiring any of **GRANTOR'S** right, title, and interest reserved herein. **GRANTOR'S** right, title, and interest reserved or acquired herein are fully transferrable and divisible.

GRANTOR has executed this Grant, Bargain and Sale Deed the day and year first above written.

NEW NEVADA LANDS, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

By: 
Donald A. Pattalock
Authorized Member of Conduit LLC, Sole Member
of and for New Nevada Lands, LLC



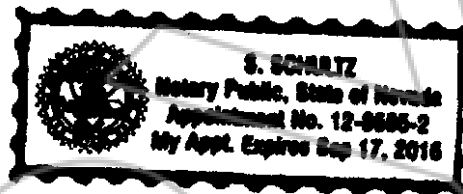
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STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on this 24th day of September, 2012 by Donald A. Pattalock, Authorized Member of Conduit LLC, and Sole Member of and for New Nevada Lands, LLC, a Mississippi limited liability company.

J. Schultz
Notary Public



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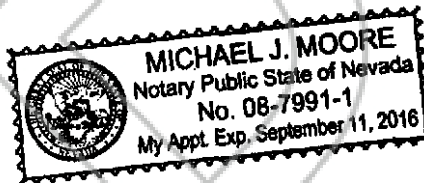
Frederick Alvin Lee

Frederick Alvin Lee TRUSTEE OF THE FUNSHINE TRUST
Frederick Alvin Lee
Trustee of the Funshine Trust

STATE OF Nevada)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on this 26th day of SEPT, 2012
by FREDERICK ALVIN LEE, of and for , a THE FUNSHINE TRUST
Trustee F. L.

Michael J. Moore
Notary Public



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ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF EUREKA, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Parcel 2 as shown on that certain Parcel Map for RLF Nevada Properties, LLC filed in the office of the County Recorder of Eureka County, State of Nevada, on September 19, 2008, as File No. 212466, being a portion of Section 33, Township 32 North, Range 51 East, M.D.B.&M..

EXCEPT all right, title and interest in and to those certain mineral rights (conveyed mineral rights) as more particularly described and defined in that certain Grant Bargain And Sale Mineral Deed executed by RLF Nevada Properties, LLC, a Colorado limited liability company, as grantor, to New Nevada Resources, LLC, a Florida limited liability company, recorded June 28, 2012, Book 533, Page 222, Document No. 220723, Official Records of Eureka County, Nevada.

Type of Dwelling:

Purported Address: 200 Barth Road
Eureka, Nevada 89316



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**STATE OF NEVADA
DECLARATION OF VALUE**

DOC# DV-221656

10/02/2012

02:08PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$19.00

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1. Assessor Parcel Number(s)

a) 004-370-28

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

i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:

Book:

Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$50,000.00

\$50,000.00

\$195.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 exception, 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 375.038, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: New Nevada Lands, LLC, a Mississippi
Limited Liability Company

Address: 9222 Prototype Ct

City: Reno

State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION

Print Name: FunShine Trust

Address: 1875 WILD IRON C

City: LAS VEGAS

State: NV Zip: 89123

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 052772-PAH

Address: Kietzke Office

5390 Kietzke Ln Suite 101

City/State/Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)