

APN#: 007-370-47, 007-370-44
007-430-11, 007-430-09, 007-430-10

When Recorded Mail to:
Michael K. Branstetter
Hull & Branstetter Chartered
P.O. Box 709
Wallace, ID 83873

Mail Tax Statement to:
Eureka Moly, LLC
1726 Cole Blvd., Suite 115
Lakewood, CO 80401

1051350-21

APN: 007-430-02, 007-430-03
007-430-04, 007-430-07
007-430-08

GRANT, BARGAIN AND SALE DEED
(REAL PROPERTY)

THIS GRANT, BARGAIN AND SALE DEED is made and entered into this 21st day of December, 2012, between the RUBY HILL RANCH, LLC, a Nevada limited liability company, and JOHN A. GOURLEY and WILLIAM A. CRANE, ("Grantors") and EUREKA MOLY, LLC, a Delaware limited liability company, ("Grantee").

WITNESSETH:

That the said Grantors, for and in consideration of the sum on One Dollar (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantee and to its heirs, successors and assigns forever, all of the following real property, located in Eureka County, State of Nevada to wit:

See attached Exhibit 2.

Together with, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, together with all and any other appurtenances necessary to operate the above described real property and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the said Grantors has hereunto executed this Grant, Bargain and Sale Deed the day and year first above written.

(Remainder of page intentionally left blank)

h Al

DOC# 223600
12/31/2012 09:08AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 5 Fee: \$18.00
Recorded By FS RPTT: \$3,900.00
Book- 0546 Page- 0112



0223600

Grantors: Ruby Hill Ranch, LLC
a Nevada limited liability company,



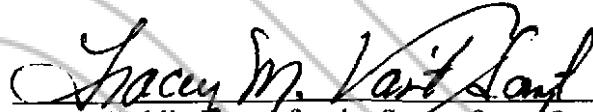
John A. Gourley, Managing Member



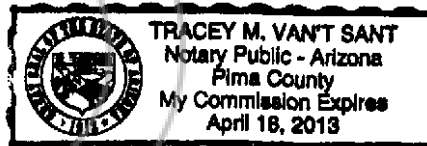
John A. Gourley, individually

STATE OF Ar)
) ss.
County of Pima)

This instrument was acknowledged before me on the 24 day of December, 2012, by John A. Gourley, who did declare that he is the individual and a managing member of Ruby Hill Ranch, LLC, and that he was duly authorized to and did execute this document for the purposes therein stated.



Notary Public in and for the State of Ar
My Commission Expires: 4-18-2013

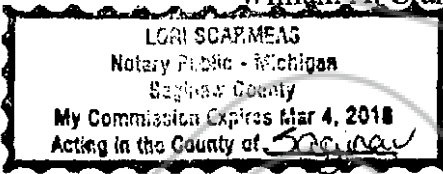


Grantors: Ruby Hill Ranch, LLC
a Nevada limited liability company,

William A. Crane
William A. Crane, Managing Member

William A. Crane
William A. Crane, individually

STATE OF Michigan)
County of Saginaw) SS.



This instrument was acknowledged before me on the 01st day of December, 2012, by William A. Crane, who did declare that he is the individual and a managing member of Ruby Hill Ranch, LLC, and that he was duly authorized to and did execute this document for the purposes therein stated.

Lori Scarmas
Notary Public in and for the State of Michigan
My Commission Expires: March 4, 2018



Exhibit "2"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

PARCEL 1:

Parcel 1 as shown on that certain Division into Large Parcels Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel 1 and 2 as shown on that certain Parcel Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169298, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel 23, 24, 25 and 26 as shown on that certain Parcel Map for Ruby Hill Ranch, LLC, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 19, 1997, as File No. 169299, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel A3 as shown on that certain Parcel Map for John A. Gourley filed in the office of the County Recorder of Eureka County, State of Nevada, on November 6, 1996, as File No. 165021, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

Parcel B3 as shown on that certain Parcel Map for William A. Crane filed in the office of the County Recorder of Eureka County, State of Nevada, on October 7, 1996, as File No. 164692, being a portion of Section 21, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America, in Patent recorded September 21, 1964, in Book 5, Page 582, Official Records, Eureka County, Nevada.

PARCEL 2:

Parcel 3 as shown on that certain Division of Land into Large Parcels Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, as File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964 in Book 5, Page 582, and December 30, 1965 in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, His Wife, in Deed recorded August 23, 1978 in Book 65, Page 317, Official Records, Eureka County, Nevada.



FURTHER EXCEPTING THEREFROM undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an Unmarried Man In Deed recorded May 2, 1994 in Book 268, Page 463, and re-recorded May 5, 1994 in Book 269, Page 12, Official Records, Elko County, Nevada.

COPY

Exhibit "2" to Grant, Bargain and Sale Deed (Real Property)
Page 2 of 2



223600

Book: 546 12/31/2012
Page: 116 5 of 5

STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-223600

12/31/2012

09:08AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$18.00

Recorded By FS

PRTT: \$3,900.00

1. Assessor Parcel Number(s)

- a) SEE ATTACHED LIST
- b) _____
- c) _____
- d) _____

2. Type of Property

- | | | | |
|--|---------------------------|-----------------------------|-------------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apartment Bldg. | f) <input type="checkbox"/> | Commercial/Industrial |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>Water Rights</u> | | |

3. Total Value/Sales Price of Property

\$1,000,000.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value

\$1,000,000.00

Real Property Transfer Tax Due:

\$3,900.00

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 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: _____ Capacity: _____
Ruby Hill Ranch, LLC

Signature: *Michael K Ernst* Capacity: Secretary
Eureka Moly, LLC

SELLER (GRANTOR) INFORMATION

Print Name: Ruby Hill Ranch, LLC, et al
 Address: 19 W. Hannum
 City/State/Zip Saginaw, MI 48602

BUYER (GRANTEE) INFORMATION

Print Name: Eureka Moly, LLC
 Address: 1726 Cole Boulevard, Suite 115
 City/State/Zip Lakewood, CO 80401

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title Company Escrow No 1051350-21
 Address: 810 Idaho Street
 City Elko State: NV Zip 89801



Assessor parcel numbers:

- 007-370-47
- 007-370-44
- 007-430-11
- 007-430-09
- 007-430-10
- 007-430-02
- 007-430-03
- 007-430-04
- 007-430-07
- 007-430-08

