

**Official Record**

Requested By  
STEWART TITLE ELKO

Eureka County - NV  
Mike Rebaleati - Recorder

Page: 1 of 4 Fee: \$42.00  
Recorded By FS RPTT: \$0.00  
Book- 0546 Page- 0122



APN#: 009-370-47, 001-370-47  
007-430-11, 001-430-09, 001-430-10  
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

1051330-21

This document was recorded by  
Stewart Title of Northeastern Nevada as  
an accommodation only. It has not been  
examined as to its execution or as to its  
effects upon the title.

0223602

APN. Cont.  
007-430-02, 001-430-03  
007-430-04, 001-430-07  
001-430-08

**GRANT, BARGAIN AND SALE DEED**  
**(WATER RIGHTS)**

**THIS GRANT, BARGAIN AND SALE WATER RIGHTS DEED** is made and entered into this 21<sup>st</sup> 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 1.

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 Water Rights Deed the day and year first above written.

WAC

(Remainder of page intentionally left blank)

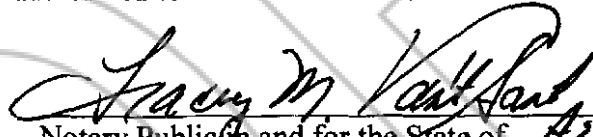
Grantors: Ruby Hill Ranch, LLC  
a Nevada limited liability company,

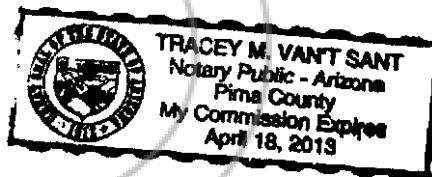
  
\_\_\_\_\_  
John A. Gourley, Managing Member

\_\_\_\_\_  
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

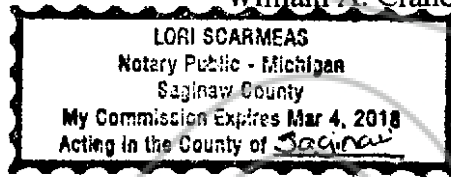


Grantors: Ruby Hill Ranch, LLC  
a Nevada limited liability company,

William A. Crane  
William A. Crane, Managing Member

William A. Crane  
William A. Crane, individually

STATE OF Michigan )  
 ) SS.  
County of Saginaw )



This instrument was acknowledged before me on the 21<sup>st</sup> 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 "1"

Water rights to be deeded to EMLLC by Ruby Hill Ranch, LLC.

I. Subdivision tract: 450.892 afa.

| <u>Permits</u>   | <u>Certificates</u> |             |
|------------------|---------------------|-------------|
| Portion of 19218 | 6713                | 336.072 afa |
| Portion of 24378 | 8556                | 114.820 afa |

II. RV Park: 115.448 afa.

| <u>Permits</u>   | <u>Certificates</u> |                     |
|------------------|---------------------|---------------------|
| 81650            |                     | 106.448 afa         |
| Portion of 23711 | 6794                | total duty of 9 afa |
| 23738            | 6529                | :                   |
| 23739            | 6738                | :                   |

AC Exhibit "1" to Grant, Bargain and Sale Deed (Water Rights)  
Page 1 of 1



223602

Book: 546 12/31/2012  
Page: 125 4 of 4

## Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$42.00

Recorded By FS

PRTT: \$0.00

STATE OF NEVADA  
DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

- a) SEE ATTACHED LIST
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

## FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

## 2. Type of Property

- a) ☐ Vacant Land      b) ☐ Single Family Residence
- c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex
- e) ☐ Apartment Bldg.      f) ☐ Commercial/Industrial
- g) ☐ Agricultural      h) ☐ Mobile Home
- i) ☒ Other Water Rights

## 3. a. Total Value/Sales Price of Property

\$0.00

b. Deed in Lieu of Foreclosure Only (Value of Property)

( \_\_\_\_\_ )

c. Transfer Tax Value

\$0.00

d. REAL PROPERTY TRANSFER TAX DUE:

\$0.00

## 4. If Exemption Claimed:

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

ALL TRANSFER TAXES PAID ON REAL  
PROPERTY DEED RECORDED  
CONCURRENTLY AS DOCUMENT NUMBER

b. Explain Reason for Exemption: \_\_\_\_\_

223600

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 parties agree that 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:

Ruby Hill Ranch, LLC

Capacity:

Grantor

Signature:

Eureka Moly, LLC

Capacity:

Secretary  
Granted

## 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 Blvd, Suite 115

City/State/Zip: Lakewood, CO 80401

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

Company Name: Northeastern Division

Stewart Title Company

Escrow No 1051350-21Address: 810 Idaho Street

City Elko State: NV Zip 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



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

