

A.P.N.: N/A (mineral estate only)

When recorded, please return to:

Holland & Knight

400 South Hope Street, 8<sup>th</sup> Floor

Los Angeles, California 90071

Attention: Arnold D. Kahn, Esq.

**DOC # 0223903**

03/28/2013

04:37 PM

**Official Record**

Recording requested By  
ERWIN & THOMPSON LLP

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$19.00

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RPTT:

Recorded By: FES

Book- 548 Page- 0164



0223903

The undersigned hereby confirm that this document does not contain the personal information of any person.

**GRANT, BARGAIN AND SALE DEED AND ASSIGNMENT**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lila M. Ash, as Trustee (the "Trustee") of (i) The Marital Trust established under The Ash Family Trust dated December 9, 2004, (ii) The Survivor's Trust established under The Ash Family Trust dated December 9, 2004, and (iii) The Credit Trust established under the Ash Family Trust dated December 9, 2004 (collectively, the "Trusts"), whose address for purposes hereof is 655 Funchal Road, Los Angeles, California 90077, does hereby grant, bargain and sell unto Ash Royalty Holdings, LLC, a California limited liability company, whose address for purposes hereof is 655 Funchal Road, Los Angeles, California 90077 ("ARH"), all of the Trustee's right, title and interest, held on behalf of each of the Trusts, in and to the following fee lands in, Eureka County, Nevada (the "Property"):

Township 34 North, Range 51 East, M.D.B. & M.:

Section 35: Lots 1, 2, 4, 5, 7, 8, 9, 10, 11;  
E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ ;  
E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$

TOGETHER WITH all of the rights, privileges and franchises incident to the Property, and all and singular the tenements and hereditaments thereunto or in anywise appertaining, and the rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity of the Trustee, on behalf of each of the Trusts, of, in or to the Property and every part and parcel thereof, including all after acquired title, and together with any other appurtenant or ancillary rights pertaining to the Property and owned or held by Trustee on behalf of each of the Trusts.

TO HAVE AND TO HOLD all and singular the Property, unto ARH, its successors and assigns forever.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Trustee, on behalf of each of the Trusts, hereby assigns and conveys to ARH all the interest held by the Trustee on behalf of the Trusts in that Mining Lease dated as of August 20, 1982, which covers the interest in the Property held by the Trustee on behalf of each of the Trusts, between Carlin Gold Company and Roy L. and Lila M. Ash, a Memorandum of which was recorded in the official records of Eureka County, Nevada on August 20, 1982, in Book 104 at Page 446, as amended by that Lease Amendment Agreement dated as of March 18, 1993, between Newmont Gold Company (f/k/a Carlin Gold Company) and Roy L. and Lila M. Ash, a Memorandum of which was recorded in the official records of Eureka County, Nevada on October 27, 1993, in Book 254 at Page 504 (collectively, the "Mining Lease"). ARH hereby agrees to be bound by all of the terms and conditions of the Mining Lease and to assume all obligations of the lessor thereunder.

IN WITNESS WHEREOF, the Trustee, on behalf of the Trusts, and ARH have executed this instrument as of March 12, 2013.

**THE MARITAL TRUST**

*Lila M. Ash*

\_\_\_\_\_  
Lila M. Ash, Trustee

**THE SURVIVOR'S TRUST**

*Lila M. Ash*

\_\_\_\_\_  
Lila M. Ash, Trustee

**THE CREDIT TRUST**

*Lila M. Ash*

\_\_\_\_\_  
Lila M. Ash, Trustee

ASH ROYALTY HOLDINGS, LLC,  
a California limited liability company

By: Lila M. Ash  
Lila M. Ash, Trustee of the Credit Trust  
established under the Ash Family Trust dated  
December 9, 2004, Manager

NOTARY ACKNOWLEDGMENT

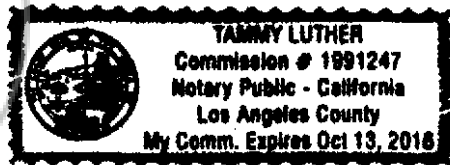
STATE OF CALIFORNIA )  
                                  ) ss.  
COUNTY OF LOS ANGELES )

On March 12, 2013, before me, Tammy Luther, notary public, personally appeared **LILA M. ASH**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tammy Luther  
My commission expires: 10-13-2016



State of Nevada  
Declaration of Value

DOC # DV-223903

03/28/2013 04:37 PM

FOR  
Doc: Mental, Survivors, Credit all present  
Book: ERWIN & THOMPSON LLP *FEB*

Date: \_\_\_\_\_  
Note: Mike Rebaleati - Recorder

Official Record

Recording requested By  
ERWIN & THOMPSON LLP

Eureka County - NV

Page 1 of 1 Fee: \$19.00  
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1. Assessor Parcel Number(s)  
a) N/A (Mineral Estate Only)  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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

3. Total Value/Sales Price of Property: \$ n/a  
Deed in Lieu of Foreclosure Only (value of property) \$ n/a  
Transfer Tax Value: \$ n/a  
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, Section: 7 and not a deed under NRS 375.010(b)(8)  
b. Explain Reason for Exemption: Transfer from a trust

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 Lila M. Ash Capacity Trustee  
Signature Lila M. Ash Capacity Member

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: Lila M. Ash, Trustee, c/o Arnold D. Kahn  
Address: 400 South Hope Street, 8<sup>th</sup> Floor  
City: Los Angeles  
State: CA Zip: 90071

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)  
Print Name: Ash Royalty Holdings LLC  
Address: 655 Funchal Road  
City: Los Angeles  
State: CA Zip: 90077

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: Erwin & Thompson LLP  
Address: One East Liberty Street, Suite 424  
City: Reno State: NV Zip: 89501