

MAIL TAX STATEMENT AND  
WHEN RECORDED RETURN TO:

Gary Silber  
500 Barth Road  
P.O. Box 2026  
Carlin, Nevada 89822-2026

*LOUISA TAYLOR*  
Copy to:  
New Nevada Lands, LLC  
9550 Prototype Court, Suite 103  
Reno, Nevada 89521

**DOC# 224904**  
09/30/2013 02:54PM  
**Official Record**  
Requested By  
STEWART TITLE ELKO

**Eureka County - NV**  
**Mike Rebaleati - Recorder**

Page: 1 of 5 Fee: \$43.00  
Recorded By FS RPTT: \$78.00  
Book- 0555 Page- 0123



0224904

**APN: 04-370-30**

*9/4/15 - 7103*

**GRANT BARGAIN AND SALE DEED**

**THIS GRANT, BARGAIN AND SALE DEED** is made this 24th day of September, 2013 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 Gary Silber, an Unmarried Man (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 and mineral estate and interest reserved to **GRANTOR**.

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**'s sole discretion. If there are no existing roads, tracks, or trails, **GRANTOR** and **GRANTEE** shall negotiate in good 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. This easement may be relocated and aligned by **GRANTOR** in such location as **GRANTEE** and **GRANTOR** reasonably agree, provided that **GRANTOR** is solely responsible for all costs incurred in the relocation of such easement.

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**

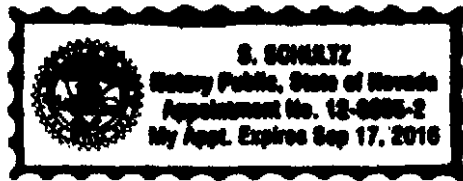
~~/BY: NEW NEVADA LANDS, LLC~~  
~~IT'S PRESIDENT~~

By: 

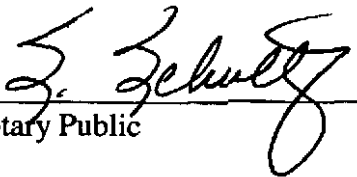
DONALD A. PATTALOCK, AUTHORIZED  
MEMBER OF CONDUIT LLC, A FLORIDA  
LIMITED LIABILITY COMPANY AS SOLE  
MEMBER OF AND FOR NEW NEVADA  
LANDS LLC, A MISSISSIPPI LIMITED LIABILITY  
COMPANY



STATE OF NEVADA       )  
                                  ) ss.  
COUNTY OF WASHOE    )



This instrument was acknowledged before me on this 24th day of September, 2013 by Donald A. Pattalock, Authorized Member of Conduit LLC, A Florida limited liability company as sole member of and for New Nevada Lands, LLC, a Mississippi corporation.

  
\_\_\_\_\_  
Notary Public



Gary Silber

By: [Signature]  
Its: \_\_\_\_\_

STATE OF NV,  
COUNTY OF Washoe ss.

This instrument was acknowledged before me on this 27 day of Sept, 2013  
by GARY SILBER of and for \_\_\_\_\_, a \_\_\_\_\_.

[Signature]  
Notary Public



**Exhibit "A"**

**Legal Description of Property**

*All that property situate in Eureka County, described as: 41 Acres shown as  
Parcel 4 of Eureka County Parcel Map 212466 recorded 09/19/2008 of  
Section 33, T32N R51E MDM*

COPY



224904

Book: 555 09/30/2013  
Page: 127 5 of 5

# STATE OF NEVADA DECLARATION OF VALUE

DOC# DV-224904

09/30/2013

02:54PM

1. Assessor Parcel Number(s)

a) 004-370-30

Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 1

Fee: \$43.00

Recorded By FS

PRTT: \$78.00

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:

\$20,000.00

\$20,000.00

\$78.00

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

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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

Print Name: Gary Silber

Address: 9550 Prototype Ct Ste 103

Address: 500 Barth Road

City: Reno

City: Carlin

State: NV Zip: 89521

State: NV Zip: 89822-2026

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 060529-PAH

Address: Kietzke Office  
5390 Kietzke Ln Suite 101

City/State/Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)