

WHEN RECORDED MAIL TO:
HIGH RISE MANAGEMENT, LLC
P.O BOX 1177
CARLIN, NEVADA 89822

RPTT \$877.50
ESCROW NO. 65416-PAH

COPY TO:
NEW NEVADA LANDS, LLC
9550 PROTOTYPE COURT
SUITE 103
RENO, NEVADA 89521

DOC# 228902

12/12/2014

11:25AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 5 Fee: \$18.00
Recorded By LH RPTT: \$877.50
Book- 0576 Page- 0031



0228902

THIS DOCUMENT IS BEING EXECUTED AND RECORDED IN COUNTERPART

APN: 004-290-20

01415-11688

GRANT BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made this 11th day of December, 2014 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 **HIGH RISE MANAGEMENT, LLC**, a Nevada limited liability company (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 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 20 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

Title: 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.



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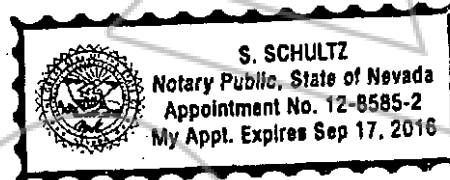
STATE OF NEVADA)

) ss.

COUNTY OF WASHOE)

This instrument was acknowledged before me on this 8th day of December, 2014 by Donald A. Pattalock, Authorized Member of Conduit LLC, Sole Member of and for New Nevada Lands, LLC, a Mississippi limited liability company.

S. Schultz
Notary Public



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HIGH RISE MANAGEMENT, LLC

By: Michael Tangora
Its: Managing Member

STATE OF NEVADA)
) ss.
COUNTY OF ELKO)

This instrument was acknowledged before me on this 11th day of December
2014 by Michael Tangora Managing Member of and for High Rise Management, LLC, a Nevada
limited liability company.

Katie McConnell
Notary Public



EXHIBIT "A"

Assessor's Parcel Number(s):
004-290-20

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

TOWNSHIP 33 NORTH , RANGE 52 EAST, M.D.B.&M

Section 31: ALL



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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 004-290-20

DOC# DV-228902

12/12/2014

11:25AM

Official Record

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STEWART TITLE ELKO

Eureka County - NV

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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 RECO

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:

\$225,000.00

\$225,000.00

\$877.50

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: Michael Thompson

Capacity: grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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

Print Name: High Rise Management, LLC, a Nevada limited liability company

Address: 9222 Prototype Court, Suite 103

Address: P.O. Box 1177

City: Reno

City: Carlin

State: NV Zip: 89521

State: NV Zip: 89822

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 065416-PAH

Address: Kietzke Office
5390 Kietzke Ln Suite 101

City/State/Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)