

DOC # 0229735

08/07/2015

10:45 AM

Official Record

Recording requested By
GOLDEN PICK LLC

Eureka County - NV

Sara Simmons - Recorder

Fee: \$21.00

Page 1 of 8

RPTT:

Recorded By: LH

Book- 582 Page- 0033



0229735

APN: None

Recorded at request of and
return to: Golden Pick LLC
1595 Meadow Wood Lane, Ste 3
Reno, NV 89502

The undersigned hereby affirms that this document
does not contain a social security number.

SPECIAL WARRANTY DEED WITH RESERVED ROYALTY

THIS SPECIAL WARRANTY DEED WITH RESERVED ROYALTY is made
this 31st day of July, 2015, by and between SCOONOVER EXPLORATION, a
Nevada limited liability company ("Grantor"); and GOLDEN PICK LLC, a Nevada
limited liability company ("Grantee"). Grantor and Grantee are collectively referred to as
the "Parties."

WITNESSETH:

1. Conveyance of Unpatented Mining Claims. Grantor, in consideration of the
sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to it by Grantee,
does hereby remise, release, and convey unto Grantee all of Grantor's right, title, and
interest in and to the one hundred and ten (110) unpatented lode mining claims situated in
the Eureka County, Nevada, which are more particularly described on Exhibit A attached
hereto (the "Claims").

TOGETHER with all and singular the tenements, hereditaments and appurtenances

thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER with all minerals and all veins and lodes of mineral-bearing rock therein and all dips, spurs and angles thereof.

TO HAVE AND TO HOLD all of the right, title and interest of Grantor in and to the Claims, together with the appurtenances, unto Grantee, its successors and assigns forever.

2. Warranties and Representations. Grantor makes the following warranties and representations to Grantee with respect to this conveyance, and no other:

a. Grantor owns and possesses the Claims free and clear of all liens and encumbrances created by Grantor.

b. Grantor has the right to convey the Claims to Grantee.

c. Grantor has no knowledge of any litigation or environmental liabilities affecting the Claims, and Grantor has not received any notices from local, state, or federal agencies regarding environmental hazards or other problems associated with the Claims.

3. Reserved Royalty on Production. Upon commencing production of valuable minerals from the Claims, Grantee shall pay Grantor a royalty on production equal to one percent (1 %) of Net Smelter Returns (as defined herein) on all ores and minerals produced from the Claims. The term "Net Smelter Returns" shall mean the gross value of ores or concentrates shipped to a smelter or other processor (as reported on the



smelter settlement sheet) less the following expenses actually incurred and borne by Grantee:

- (a) Sales, use, gross receipts, severance, and other taxes, if any, payable with respect to severance, production, removal, sale or disposition of the minerals from the Property, but excluding any taxes on net income;
- (b) Charges and costs, if any, for transportation from the mine or mill to places where the minerals are smelted, refined and/or sold; and
- (c) Charges, costs (including assaying and sampling costs specifically related to smelting and/or refining), and all penalties, if any, for smelting and/or refining.

In the event smelting or refining are carried out in facilities owned or controlled, in whole or in part, by Grantee, charges, costs and penalties for such operations shall mean the amount Grantee would have incurred if such operations were carried out at facilities not owned or controlled by Grantee then offering comparable services for comparable products on prevailing terms.

Payment of production royalties shall be made not later than thirty (30) days after receipt of payment from the smelter. All payments shall be accompanied by a statement explaining the manner in which the payment was calculated.

4. Inspection of Property. Grantor, or Grantor's authorized agents or representatives, shall be permitted to enter upon the Property at all reasonable times for the purpose of inspection, but shall enter upon the Claims at Grantor's own risk and so as not



to hinder unreasonably the operations of Grantee. Grantor shall indemnify and hold Grantee harmless from any damage, claim, or demand by reason of injury to Grantor or Grantor's agents or representatives on the Property or the approaches thereto.

5. Inspection of Accounts. Grantee agrees to keep accurate books of account reflecting the mining operations on the Claims, and Grantor shall have the right, either personally or through a qualified accountant of Grantor's choice and at Grantor's cost, to examine and inspect the books and records of Grantee pertaining to the mining, milling and shipping operations of Grantee.

[Signature page follows]



IN WITNESS WHEREOF, Grantor and Grantee have executed this Special
Warranty Deed with Reserved Royalty the day and year first above written.

GRANTOR:

SCOONOVER EXPLORATION, a Nevada
limited liability company

By: E.L. Hunsaker III

Name: E.L. Hunsaker III

Title: Managing Member

STATE OF Nevada)
COUNTY OF Elko) ss
)

On the 31st day of July, 2015, personally appeared before me, a Notary
Public within and for said County and State, personally appeared
E.L. Hunsaker III, as Managing Member of
SCOONOVER EXPLORATION, a Nevada limited liability company, who acknowledged
that he/she executed the foregoing SPECIAL WARRANTY DEED WITH RESERVED
ROYALTY, and to me known or proved to be the person described in and who executed
the same.



Juanita Stevens
NOTARY PUBLIC



Exhibit A

Property Description

The following one hundred and ten (110) unpatented lode claims situated in Sections 16, 17, 20, and 21, T. 22 N., R. 50 E., MDBM, and Sections 22, 23, 26, 27, 28, 34, and 35, T. 23 N., R. 50 E., MDBM, in Eureka County, Nevada:

Claim Name	County Book/Page	BLM NMC No.
DS 8	395/332	878988
DS 9	395/333	878989
DS 10	395/334	878990
DS 12	395/335	878991
DS 14	395/336	878992
DS 16	395/337	878993
DS 37	395/338	878994
DS 39	395/339	878995
DS 41	395/340	878996
DS 43	395/341	878997
DS 47	395/342	878998
DS 48	395/343	878999
DS 49	395/344	879000
DS 7	398/162	880446
DS 11	398/163	880447
DS 13	398/164	880448
DS 15	398/165	880449
DS 17	398/166	880450
DS 18	398/167	880451
DS 19	398/168	880452
DS 20	398/169	880453
DS 21	398/170	880454
DS 22	398/171	880455
DS 23	398/172	880456
DS 24	398/173	880457
DS 25	398/174	880458
DS 26	398/175	880459
DS 27	398/176	880460
DS 28	398/177	880461
DS 29	398/178	880462
DS 30	398/179	880463
DS 31	398/180	880464



Claim Name	County Book/Page	BLM NMC No.
DS 32	398/181	880465
DS 33	398/182	880466
DS 34	398/183	880467
DS 35	398/184	880468
DS 36	398/185	880469
DS 38	398/186	880470
DS 40	398/187	880471
DS 42	398/188	880472
DS 44	398/189	880473
DS 45	398/190	880474
DS 46	398/191	880475
DS 50	398/192	880476
DS 51	398/193	880477
DS 52	398/194	880478
DS 53	398/195	880479
DS 54	398/196	880480
DS 55	398/197	880481
DS 56	398/198	880482
DS 57	398/199	880483
DS 58	398/200	880484
DS 59	398/201	880485
DS 60	398/202	880486
DS 61	398/203	880487
DS 62	398/204	880488
DS 63	398/205	880489
DS 64	398/206	880490
DS 65	398/207	880491
DS 66	398/208	880492
DS 67	398/209	880493
DS 68	398/210	880494
DS 69	398/211	880495
DS 70	398/212	880496
DS 71	398/213	880497
DS 72	398/214	880498
DS 73	398/215	880499
DS 74	398/216	880500
DS 75	398/217	880501
DS 76	398/218	880502
DS 77	398/219	880503
DS 78	398/220	880504



Claim Name	County Book/Page	BLM NMC No.
DS 79	398/221	880505
DS 80	398/222	880506
DS 81	398/223	880507
DS 82	398/224	880508
DS 83	398/225	880509
DS 84	398/226	880510
DS 85	398/227	880511
DS 86	398/228	880512
GM 7	397/298	879912
GM 8	397/299	879913
GM 9	397/300	879914
GM 10	397/301	879915
GM 11	397/302	879916
GM 12	397/303	879917
GM 13	397/304	879918
GM 14	397/305	879919
GM 15	397/306	879920
GM 16	397/307	879921
GM 17	397/308	879922
GM 18	397/309	879923
GM 19	397/310	879924
GM 20	397/311	879925
GM 21	397/312	879926
GM 22	397/313	879927
GM 23	397/314	879928
GM 24	397/315	879929
GM 25	398/150	880438
GM 26	398/151	880439
GM 27	398/152	880440
GM 28	398/153	880441
GM 29	398/154	880442
GM 30	398/155	880443
GM 31	398/156	880444
GM 32	398/157	880445
GM 33	398/158	880434
GM 34	398/159	880435
GM 35	398/160	880436
GM 36	398/161	880437



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-229735

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GOLDEN PICK LLC

Eureka County - NV

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Page 1 of 1 Fee: \$21.00

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1. Assessor Parcel Number (s)

- a) N/A
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 Unpatented mining claims

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: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 8
b. Explain Reason for Exemption: Conveyance of unpatented mining claims

5. Partial Interest: Percentage being transferred: N/A %

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 Ruth Buff Capacity Agent for
Signature _____ Capacity Scoonover Expl/
Golden Pick LLC

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Scoonover Exploration
Address: P.O. Box 2021
City: Elko
State: NV Zip: 89823

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Golden Pick LLC
Address: 1595 Meadow Wood Lane, Suite 3
City: Reno
State: NV Zip: 89502

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Golden Pick LLC Escrow # N/A
Address: 1595 Meadow Wood Lane, Suite 3
City: Reno State: NV Zip: 89502

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)