

APN: 007-210-37

Mail Tax Statements to:  
When recorded mail to Grantee:  
Ruby Hill Mining Company, LLC  
c/o Elko Mining Group LLC  
Attn: Jack McMahon  
230 South Rock Boulevard, Suite 30  
Reno, Nevada 89502

EUREKA COUNTY, NV  
RPTT:\$6435.00 Rec:\$35.00  
\$6,470.00 Pgs=5  
STEWART TITLE ELKO  
LISA HOEHNE, RECORDER

**2017-233940**  
**10/26/2017 02:34 PM**

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

01-15-27025

**GRANT, BARGAIN AND SALE DEED**

**THIS GRANT, BARGAIN AND SALE DEED**, made and entered into as of the 11th day of October, 2017 by and between, Roger B. Allen and Judy B. Allen, husband and wife ("Grantors") and Ruby Hill Mining Company, LLC, a Nevada limited liability company ("Grantee").

**WITNESSETH:**

That the Grantors for good and valuable consideration, to them in hand paid by Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee and to its successors and assigns, forever, all that certain property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36: SE1/4;

EXCEPTING THEREFROM fifty percent (50%) of all gas, oil, and mineral rights lying in and under said land as reserved by MARIA TERESA LABARRY, et al., in deed recorded January 5, 1973, in Book 44, Page 222, Official Records, Eureka County, Nevada.

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36. Lot 1; SW1/4

EXCEPTING FROM Lot 1 and SW1/4 of said Section 36, all oil and gas lying in and under said land as reserved by the United States of America, in Patent recorded November 26, 1963, in Book 2, Page 8, Official Records, of Eureka County, Nevada.

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36: Lots 2, 3, 4; N1/2N1/2;

EXCEPTING THEREFROM all that portion of said land as conveyed to JERRY LAVERNE MACHACEK and TRINA LYNN MACHACEK, by Deed recorded September 28, 1981, in Book 98, Page 147, Official Records, Eureka County, Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 36: Beginning at the NW1/4 corner thereof,

THENCE South 0° 10' 24" West 659.94 feet;

THENCE North 45° 05' 22" East, 934.75 feet to the North section line boundary,

THENCE West 660.00 feet to the point of beginning.

TOGETHER WITH all mineral rights owned by the Grantor; if any.

TOGETHER WITH 3 irrigation pivots, motors, and equipment attached to the property described herein.

TOGETHER WITH one equipment building, one scale, and existing corrals located on the property described herein.

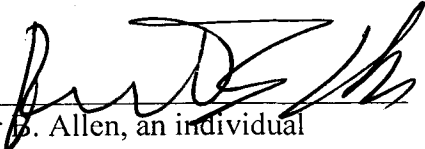
TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stock watering, domestic or any use, including but not limited to the following water rights described on Exhibit A attached hereto:

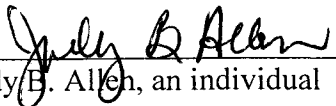
TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances, unto Grantee and to its successors assigns the successors and assigns of them, forever.

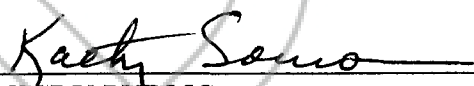
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.

  
\_\_\_\_\_  
Roger B. Allen, an individual

  
\_\_\_\_\_  
Judy B. Allen, an individual

STATE OF NEVADA            )  
  :SS  
COUNTY OF DOUGLAS    )

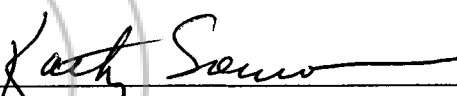
This instrument was acknowledged before me on the 11<sup>th</sup> day of October, 2017 by  
Roger B. Allen.

  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA            )  
  :SS  
COUNTY OF DOUGLAS    )



This instrument was acknowledged before me on the 11<sup>th</sup> day of October, 2017 by  
Judy B. Allen.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT A  
TO  
GRANT, BARGAIN AND SALE DEED**

**WATER RIGHTS**

All right, title and interest in and to the following underground water rights in Diamond Valley Basin 10-153, Eureka County, Nevada:

All of the remaining duty under **Permit 18621, Certificate 6223**, being 825.16 acre feet annually, with a diversion rate of 1.639 c.f.s., together with pending **Applications 87222 and 87223**;

All of the remaining duty under **Permit 18622, Certificate 6234**, being 825.16 acre feet annually, with a diversion rate of 2.476 c.f.s., together with pending **Application 87224**;

A portion of the remaining duty under **Permit 18623, Certificate 6205**, being 744.80 acre feet annually, with a diversion rate of 3.198 c.f.s., together with pending **Application 86794**;

All of the remaining duty under **Permit 22551, Certificate 6235**, being 726.76 acre feet annually, with a diversion rate of 2.976 c.f.s., together with pending **Application 87225**;

All of **Permit 44621, Certificate 12228**, being 825.16 acre feet annually, with a diversion rate of 1.664 c.f.s.;

All of **Permit 73118, Certificate 17202**, being 0.0008 c.f.s., or sufficient to water for 26 horses.

NOTE 1: Permits 18621, 18622, and 44621 share a total combined duty not to exceed 825.16 acre feet annually for the irrigation of 206.29 acres.

NOTE 2: Permits 18623 and 22551 share a total combined duty not to exceed 744.80 acre feet annually for the irrigation of 186.20 acres.

NOTE 3: Permits 18621, 18622, 18623, 22551 and 44621 share a supplementally adjusted total combined duty of 1,569.96 acre feet annually for the irrigation of 392.49 acres.

All right, title and interest in and to the following surface water rights in Diamond Valley Basin 10-153, Eureka County, Nevada:

All of **Permit 26658, Certificate 9076**, being 2,359.64 acre feet annually, with a diversion rate of 9.4 c.f.s., for the irrigation of 589.91 acres from Hildebrand Creek.

All of **Permit 26659, Certificate 9077**, being 2,359.64 acre feet annually, with a diversion rate of 9.4 c.f.s., for the irrigation of 589.91 acres from Torre Creek.

All of **Permit 26706, Certificate 9078**, being 1,280.00 acre feet annually, with a diversion rate of 5.4 c.f.s., for the irrigation of 320.00 acres from Minoletti Creek.

All of **Permit 26707, Certificate 9079**, being 2,359.64 acre feet annually, with a diversion rate of 9.4 c.f.s., for the irrigation of 589.91 acres from Preston Creek.

All of **Permit 26708, Certificate 9080**, being 2,359.64 acre feet annually, with a diversion rate of 9.4 c.f.s., for the irrigation of 589.91 acres from Cottonwood Creek.

NOTE: Permits 26658, 26659, 26706, 26707 and 26708 share a total combined duty not to exceed 2,359.64 acre feet annually for the irrigation of 589.91 acres and are supplemental to the certificated underground water rights listed above.

All the foregoing water rights are as filed and are as of record at the State of Nevada, Division of Water Resources.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-210-37  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$1,650,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$1,650,000.00  
 Real Property Transfer Tax Due: \$6,435.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: 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 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 \_\_\_\_\_ Capacity Grantor  
Roger B. Allen and Judy B. Allen, husband and wife

Signature X [Signature] Capacity Grantee  
RUBY HILL MINING COMPANY, LLC, a Nevada limited liability company

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Roger B. Allen  
 Address: 2640 Mountain Clover Road  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: RUBY HILL MINING COMPANY, LLC  
 Address: c/o Elko Mining Group LLC, 230 South Rock Blvd., Suite 30  
 City: Reno  
 State: NV Zip: 89502

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Title Company Escrow #: 01415-27025  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**