

|                                    |   |
|------------------------------------|---|
| <b>A.P.N. No.:</b>                 | 005-640-06 005-650-14<br>005-660-01 005-650-16<br>005-640-03 005-650-08<br>MASTER APN: 005-640-06 |
| <b>Escrow No.:</b>                 | 01415-27806   |
| <b>Recording Requested By:</b>     |   |
| <b>Stewart Title</b>               |   |
| <b>When Recorded Mail To:</b>      |   |
| <b>Barrick Cortez Inc.</b>         |   |
| 310 South Main Street, Suite 1150  |   |
| Salt Lake City, Utah 84101         |   |
| Attention: Robert L. Brock, C.P.L. |   |

|                            |                     |
|----------------------------|---------------------|
| EUREKA COUNTY, NV          | <b>2018-234634</b>  |
| RPTT:\$5850.00 Rec:\$35.00 |                     |
| \$5,885.00 Pgs=6           | 01/09/2018 09:25 AM |
| STEWART TITLE ELKO         |                     |
| LISA HOEHNE, RECORDER      |                     |

(for recorders use only)

**GRANT, BARGAIN AND SALE DED**  
**(Title of Document)**

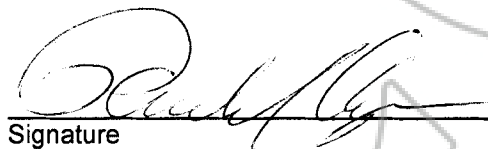
**Please complete Affirmation Statement below:**

X I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)

  
Signature

ESCROW OFFICER  
Title

PAMELA J. AGUIRRE  
Print Signature

Barrick Cortez Inc.  
310 South Main Street, Suite 1150  
Salt Lake City, Utah 84101  
Attention: Robert L. Brock, C.P.L.

APN: 005-640-06, 005-650-14, 005-660-01, 005-650-16, 005-640-03, 005-650-08  
MASTER APN: 005-640-06

*Affirmation Statement:* The undersigned affirms that this document does not contain any social security numbers or other personal information of any person (Per NRS 239B.030).

### **GRANT, BARGAIN AND SALE DEED**

SHEEP CREEK RANCHING COMPANY, a Nevada corporation, whose address is Sheep Creek HC 65-46, Carlin, Nevada 89822 (the "GRANTOR"), does hereby grant, bargain, sell and convey to BARRICK CORTEZ INC., a Delaware corporation, whose address is 310 South Main Street, Suite 1150, Salt Lake City, Utah 84101 ("GRANTEE"), its successors and assigns, for Ten Dollars (\$10.00) and other good and valuable consideration, the fee property situated in Eureka County, State of Nevada ("Property") more particularly described on Exhibit 1, which is incorporated herein by this reference.

TOGETHER WITH (i) all minerals, including sand and gravel, metalliferous minerals, oil, gas, coal, and other hydrocarbons on, in or under the Property; (ii) all water, water rights and water stock, if any, which relate, belong or appertain to the Property, including, without limitation, all of Grantors' right, title and interest in and to the water rights described on Exhibit 2, which is incorporated herein by this reference; (iii) all rights, privileges, easements, rights-of-way, tenements, hereditaments and appurtenances relating, belonging, or in anywise appertaining, to the Property; and (iv) the reversion and reversions, remainder and remainders, rents, issues and profits of the Property.

GRANTOR hereby represents, warrants and covenants to Grantee that (i) Grantor lawfully owns fee simple title to and has the right to immediate possession of the Property; (ii) Grantor has good right to convey the Property; (iii) Grantor guarantees that Grantee and Grantee's successors and assigns will have quiet possession of the Property; (iv) subject to easements, restrictions, rights-of-way and other matters of record, and taxes and assessments for the year 2017 and thereafter, the Property is free from all encumbrances; and (v) Grantor and its heirs, personal representatives, successors and assigns, as applicable, will forever warrant and defend the title of the Property in Grantee and Grantee's successors and assigns against all lawful claims whatsoever.

GRANTOR has executed this Grant, Bargain and Sale Deed as of 11/21, 2017.

GRANTOR:

SHEEP CREEK RANCHING COMPANY, a  
Nevada corporation

By: Antone J. Damele

Name: Antone J. Damele

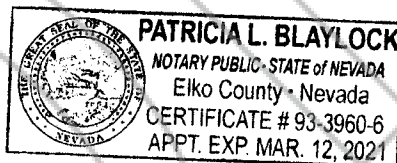
Title: President

STATE OF Nevada )

COUNTY OF Elko )  
  ss.

The foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of November, 2017 by Antone J. Damele, the President of SHEEP CREEK RANCHING COMPANY, a Nevada corporation.

Patricia Blaylock  
Notary Public



**EXHIBIT 1  
TO  
GRANT, BARGAIN AND SALE DEED**

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**Legal Description of Property**

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

PARCEL 1:

TOWNSHIP 28 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 24: SE1/4SW1/4;  
Section 25: NW1/4NE1/4; NE1/4NW1/4;

TOWNSHIP 28 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 18: NE1/4;  
Section 21: N1/2NW1/4; SE1/4NW1/4; SW1/4NE1/4;

PARCEL 2:

TOWNSHIP 28 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 15: All;

EXCEPTING FROM Parcel 2, all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto as reserved in deed from Southern Pacific Land Company, recorded March 9, 1950, in Book 24, Page 42, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcel 2, an undivided 1/2 interest in and to any and all other mineral rights as reserved in deed from Oscar Rudnick, et al, recorded November 4, 1955, in Book 24, Page 477, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1 and 2 an undivided 1/4 interest in all the minerals in and to said property, as reserved in deed from Jean Sallaberry, et al, recorded October 26, 1960, in Book 25, Page 467, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 1 and 2, an undivided 2/3 interest in and to all minerals, oil or gas lying on, in or under said land, then owned by the grantors in deed recorded January 12, 1970, in Book 34, Page 199, Official Records of Eureka County, Nevada, as reserved by Leo J. Damele and John V. Damele by said deed.

FURTHER EXCEPTING FROM Parcels 1 and 2 an undivided one-half interest in and to all of grantors right, title and interest, in and to all coal, oil, gas, oil shales and other hydrocarbons, all

geothermal resources and energy, and all other minerals of every kind and nature whatsoever, lying in and under said land, reserved by Stephen D. Damele and Pauline J. Damele, husband and wife, in deed recorded January 5, 1990, in Book 206, Page 461, Official Records of Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 28 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 24: SW1/4NW1/4; N1/2SW1/4; SW1/4SW1/4;

PARCEL 4:

TOWNSHIP 28 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 23: All;

TOWNSHIP 28 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 7: All;

EXCEPTING THEREFROM a one-half interest in and to the iron and mineral rights in and under said land conveyed by Dan Filippini to Roy L. Primeaux and Frances Primeaux by deed recorded August 20, 1951 in Book 54, Page 153, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas and mineral rights in and to all of the rights of Dan Fillipini as reserved in deed recorded January 6, 1966 in Book 9, Page 442, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one-fourth of all brine, steam and geothermal rights in and under said land as reserved by Doyle F. Child in deed recorded April 2, 1975 in Book 131, Page 147, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all of the minerals, metals, ores and mineral material of whatsoever kind and nature located in, under or upon the property, including without limitation all coal, oil, gas and other hydrocarbons, as reserved by Oro Nevada Mining Company, a Nevada corporation, in deed recorded November 20, 1998 in Book 323, Page 283, Official Records of Eureka County, Nevada.

**EXHIBIT 2  
TO  
GRANT, BARGAIN AND SALE DEED**

**Water Rights**

| Permit # | Certificate #               | Source          | Source Name                     | Use                          | Diversio<br>n Rate<br>(cfs) | Annua<br>l Duty<br>(AFA /<br>AFS) | Acre<br>s | Head           | Priority<br>Date |
|----------|-----------------------------|-----------------|---------------------------------|------------------------------|-----------------------------|-----------------------------------|-----------|----------------|------------------|
| 2436     | 437                         | Surface         | Sheep<br>Creek                  | Irrigation<br>&<br>Domestic  | 0.474                       | 189.8<br>0                        | 47.4<br>5 | ----           | 6/1/1912         |
| 5218     | 1168                        | Surface         | Big Pole<br>Creek               | Irrigation                   | 0.4362                      | 130.8<br>5                        | 43.6<br>2 | ----           | 8/20/191<br>8    |
| 50692    | 18590                       | Surface         | Thatche<br>r Spring             | Stockwat<br>er               | 0.008                       | 3.80                              | ----      | 170 Cattle     | 3/18/198<br>7    |
| 51011    | 13881                       | Surface         | Home<br>Spring                  | Stockwat<br>er &<br>Domestic | 0.0094                      | ----                              | ----      | 300 Cattle     | 6/9/1987         |
| 51017    | 13882                       | Surface         | Hall<br>Ranch<br>Spring         | Stockwat<br>er &<br>Domestic | 0.0097                      | ----                              | ----      | 300 Cattle     | 6/12/198<br>7    |
| 55161    | 14150                       | Undergroun<br>d | Sheep<br>Creek<br>Stock<br>Well | Stockwat<br>er               | 0.0078                      | ----                              | ----      | 250 Cattle     | 8/8/1990         |
| 55162    | 14952                       | Undergroun<br>d | Pole<br>Creek<br>Stock<br>Well  | Stockwat<br>er &<br>Domestic | 0.005                       | ----                              | ----      | 250<br>Cattle* | 8/8/1990         |
| 58338    | 14955                       | Undergroun<br>d | Skippy<br>Stock<br>Well         | Stockwat<br>er &<br>Domestic | 0.005                       | ----                              | ----      | 250<br>Cattle* | 8/8/1990         |
| V01298   | Claim of<br>Vested<br>Right | Surface         | Big Pole<br>Creek               | Irrigation                   | ----                        | ----                              | 50.0<br>0 | ----           | 1/1/1902         |

\* Permits 55162 & 58338 share a total-combined duty sufficient to water a total of 250 head of cattle.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-640-06 (MASTER)  
 b) 005-650-14 - 005-640-03  
 c) 005-660-01 - 005-650-08  
 d) 005-650-16

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  
 Deed in Lieu of Foreclosure Only (value of Property) \_\_\_\_\_ \$1,500,000.00  
 Transfer Tax Value: \_\_\_\_\_ \$1,500,000.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$5,850.00

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  
 Sheep Creek Ranching Company, a Nevada corporation

Signature [Signature] Capacity GRANTEE  
 BARRICK CORTEZ, INC., a Delaware corporation

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

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

Print Name: Sheep Creek Ranching Company  
 Address: P.O. Box 882  
 City: Eureka  
 State: NV Zip: 89316

Print Name: BARRICK CORTEZ, INC.  
 Address: 293 Spruce Rd  
 City: Elko  
 State: NV Zip: 89801

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

Print Name: Stewart Title Company Escrow #: 01415-27806  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801

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