

<b>A.P.N. No.:</b>	005-060-06; 005-070-12; 005-400-2 005-410-17; 005-460-03; 005-460-0 050-460-10; 005-460-11; 005-460-1 005-460-27; 005-410-27; 005-090-5 005-090-56; 005-310-02; 005-480-0 005-500-07; 005-520-16; 005-520-30 005-520-17; 005-520-13; 005-520-1 005-520-11; 005-700-07; 005-700-1
<b>R.P.T.T.</b>	\$198.90
<b>Escrow No.:</b>	01415-28405
<b>Recording Requested By:</b>	
Stewart Title	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
David C and Debra J Knight Living Trust	
109 Fir St	
Elko, NV 89801-3023	

EUREKA COUNTY, NV	<b>2018-234861</b>
RPTT:\$198.90 Rec:\$35.00	
\$233.90 Pgs=7	03/23/2018 10:23 AM
STEWART TITLE ELKO	
LISA HOEHNE, RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Montezuma Mines, Inc, a Nevada corporation and Vasqulr Mines, Inc**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**David Cooper Knight and Debra Jane Knight, Trustees of the David C and Debra J Knight Living Trust,**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 16 March 2018

MONTEZUMA MINES, INC

X John H. Hogg  
John Hogg, Authorized Signor

VASQUIR MINES, INC

X John H. Hogg  
John Hogg, President

State of Nevada )  
 ) ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
By: John Hogg, authorized signor of Montezuma Mines, Inc.

Signature: \_\_\_\_\_  
Notary Public  
\_\_\_\_\_

TERESA R. PATTERSON NOTARY PUBLIC  
#2096815  
SEE CA ATTACHMENT

☐ JURAT  
☒ ACKNOWLEDGMENT

State of Nevada )  
 ) ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
By: John Hogg, President of Vasquir Mines, Inc.

Signature: \_\_\_\_\_  
Notary Public  
\_\_\_\_\_

TERESA R. PATTERSON NOTARY PUBLIC  
#2096815  
SEE CA ATTACHMENT

☐ JURAT  
☒ ACKNOWLEDGMENT

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

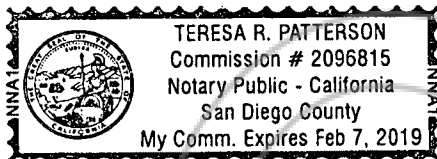
State of California

County of SAN DIEGO

On MARCH 16, 2018 before me, TERESA R. PATTERSON, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared John M. Hogg  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa R. Patterson  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 3-16-18 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: John M. Hogg

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator

☒ Other: Authorized Signer

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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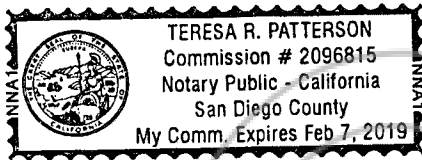
State of California

County of San Diego }

On March 16, 2018 before me, Teresa R. Patterson, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared John M. Hogg  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa R. Patterson  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

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Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☒ Corporate Officer – Title(s): President

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File Number: 01415-28405

**PARCEL 1:**

**TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.**

**Section 25: N1/2SE1/4NW1/4; N1/2S1/2SE1/4NW1/4;**

**EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.**

**FURTHER EXCEPTING THEREFROM all geothermal resources lying in and under said land as reserved by Beowawe Land Company in deed recorded November 17, 2004, in Book 399, Page 367, Official Records of Eureka County, Nevada.**

**PARCEL 2:**

**TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.**

**Section 35: NE1/4SW1/4;**

**EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.**

**PARCEL 3:**

**TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.**

**Section 13: NW1/4NE1/4;**

**EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.**

**PARCEL 4:**

**TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.**

**Section 23: SE1/4NW1/4; E1/2NE1/4NW1/4;**

**EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.**

**FURTHER EXCEPTING THEREFROM all geothermal resources lying in and under said land as reserved by Beowawe Land Company in deed recorded November 17, 2004, in Book 399, Page 367, Official**

Records of Eureka County, Nevada.

PARCEL 5:

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 25: NW1/4NE1/4; N1/2NE1/4NW1/4SE1/4; S1/2N1/2NW1/4SE1/4; S1/2NW1/4SE1/4;  
S1/2NW1/4SW1/4; NE1/4SW1/4; SE1/4SE1/4SE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

PARCEL 6:

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 35: NE1/4NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil rights, including the right of entry for exploration and production of oil or other carbohydrates, grantor reserving 50% of mineral rights, as reserved by William C. Buss and Dorothy E. Buss, his wife, in deed recorded December 15, 1965, in Book 9, Page 248, Official Records of Eureka County, Nevada.

PARCEL 7:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 31: SW1/4NW1/4; SE1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all geothermal resources lying in and under said land as reserved by Beowawe Land Company in deed recorded November 17, 2004, in Book 399, Page 367, Official Records of Eureka County, Nevada.

PARCEL 8:

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 29: E1/2NE1/4NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

PARCEL 9:

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 5: S1/2 of Lot 5; Lot 12;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

PARCEL 10:

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 7: NE1/4SE1/4NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

PARCEL 11:

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 19: SE1/4NW1/4; SE1/4SE1/4NE1/4; SW1/4NE1/4; NW1/4NE1/4;  
NE1/4SE1/4NE1/4; W1/2NW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM the W1/2NW1/4 any and all oil rights, including the right of entry for exploration and production of oil or other carbohydrates, as reserved by Nevada Title Guaranty, in deed recorded January 23, 1969, in Book 27, Page 240, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING FROM the SE1/4NW1/4 AND SE1/4SE1/4NE1/4 all geothermal resources in and under said property as reserved by Beowawe Land Company, in deed recorded November 17, 2004, in Book 399, Page 367, Official Records of Elko County, Nevada.

PARCEL 12:

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 31: Lots 3 and 4; SE1/4SW1/4; SW1/4NE1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 005-060-06; 005-070-12; 005-400-20  
b) 005-410-17; 005-460-03; 005-460-09;  
c) 050-460-10; 005-460-11; 005-460-17;  
005-460-27; 005-410-27; 005-090-52  
d) 005-090-56; 005-310-02; 005-480-04;  
005-500-07; 005-520-16; 005-520-30;  
005-520-17; 005-520-13; 005-520-19;  
005-520-11; 005-700-07; 005-700-14

**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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sale Price of Property \$51,000.00  
Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$51,000.00  
Real Property Transfer Tax Due: \$198.90

**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 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 John Hogg Capacity grantor  
John Hogg, Authorized Signer for Montezuma  
Mines Inc

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
David C and Debra J Knight Living Trust

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

Print Name: Montezuma Mines, Inc  
Address: 5750 MATCO CAPITAL LTD  
City: SUITE 4900 8TH AVE PL, 515-8AVESW  
State: CALGARY AB Zip: T2P 1G1  
CANADA

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

Print Name: David C and Debra J Knight Living Trust  
Address: 109 Fir St  
City: Elko  
State: NV Zip: 89801-3023

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

Print Name: Stewart Title Company Escrow #: 01415-28405  
Address: 810 Idaho Street  
City: Elko State: NV Zip: 89801