

MAIL TAX STATEMENT AND
WHEN RECORDED RETURN TO:
HIGH RISE MANAGEMENT, LLC
PO Box 1177
Carlin, Nevada 89822

RPTT- \$1,086.15
Copy To:

New Nevada Lands, LLC
4405 Commons Drive East, Ste. 301
Destin, Florida 32541

Escrow 94057PAH

EUREKA COUNTY, NV
RPTT:\$1086.15 Rec:\$35.00
\$1,121.15 Pgs=5
ETRCO, LLC
LISA HOEHNE, RECORDER

2018-235511
06/26/2018 04:08 PM

APN: 040-360-06

GRANT BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made this 26 day of June, 2018 by and between **NEW NEVADA LANDS, LLC**, a Mississippi limited liability company, whose address is 4405 Commons Drive East, Suite 301, Destin, Florida, 32541 (referred to as "**GRANTOR**") and **HIGH RISE MANAGEMENT, LLC**, a Nevada limited liability company, whose address is 109 Cortez Circle, Carlin, Nevada 89822 (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 reserved to **GRANTOR**.

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**'s sole 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. This easement may be relocated and aligned by **GRANTOR** in such location as **GRANTEE** and **GRANTOR** reasonably agree, provided that **GRANTOR** is solely responsible for all costs incurred in the relocation of such easement.

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: _____

Heath A. Rushing

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.

STATE OF Louisiana)
Parish) ss.
COUNTY OF ST. TAMMANY)

This instrument was acknowledged before me on this 21st day of June,
2018 by Heath A. Rushing, Authorized Member of Conduit LLC, Sole Member of and for New
Nevada Lands, LLC, a Mississippi limited liability company.

Notary Public



Attorney/Notary, Ser No. 20792
State of Louisiana
My Commission Issued for Life

HIGH RISE MANAGEMENT, LLC

By: Michael W. Tangreen
Its: Owner

STATE OF Nevada)
) ss.
COUNTY OF Elko)

This instrument was acknowledged before me on this 22 day of June, 2018 by Michael W. Tangreen, owner of and for HIGH RISE MANAGEMENT, LLC, a Nevada limited liability company.

KD
Notary Public



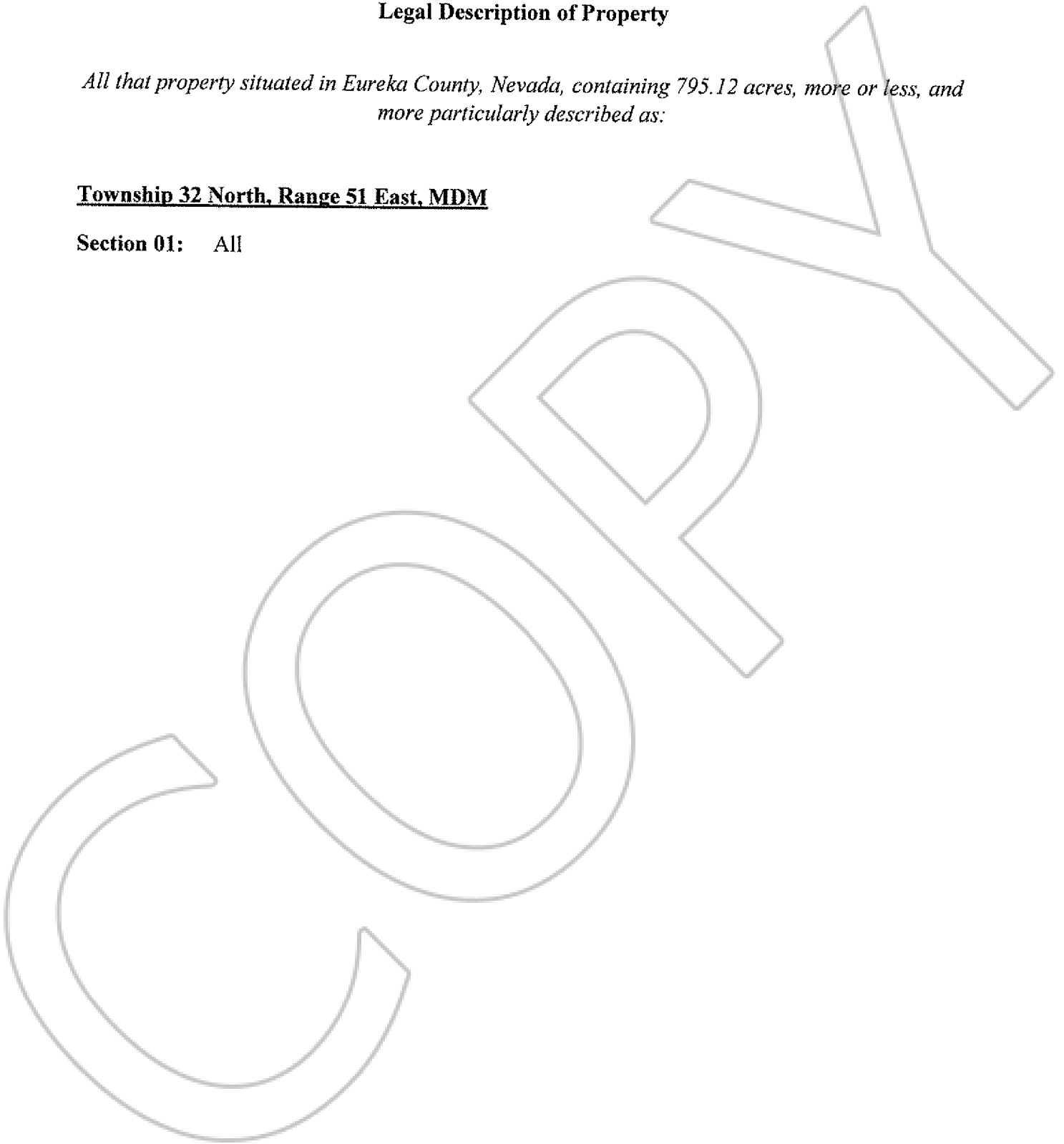
Exhibit "A"

Legal Description of Property

All that property situated in Eureka County, Nevada, containing 795.12 acres, more or less, and more particularly described as:

Township 32 North, Range 51 East, MDM

Section 01: All



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 040-360-06

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 RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #:

BOOK _____ PAGE _____

DATE OF RECORDING: _____

NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

\$278,250.00

Transfer Tax Value:

\$278,250.00

Real Property Transfer Tax Due:

\$1,086.15

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 _____

Capacity CEO

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: New Nevada Lands, LLC, a Mississippi Limited Liability Company
Address: 4405 Commons Drive East Ste 301
City: Destin
State: FL Zip: 89822

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: High Rise Management LLC, a Nevada Limited Liability Company
Address: PO BOX 1177
City: Carlin
State: NV Zip: 89822

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company

Address: Kietzke Office
5390 Kietzke Ln Suite 101

City/State/Zip: Reno, NV 89511

Esc. #: 094057-PAH

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Signature Michael W. Tanager Capacity Buyer
Signature _____ Capacity _____

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(REQUIRED)

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Address: 4405 Commons Drive East Ste 301
City: Destin
State: FL Zip: 89822

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Print Name: High Rise Management LLC, a Nevada Limited Liability Company
Address: PO BOX 1177
City: Carlin
State: NV Zip: 89822

32591
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(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Kietzke Office
5390 Kietzke Ln Suite 101
City/State/Zip: Reno, NV 89511

Esc. #: 094057-PAH

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