

**Recording requested by, and
when recorded mail to:**

EUREKA COUNTY, NV

2019-238283

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HOLLAND & HART LLP - RENO

LISA HOEHNE, CLERK RECORDER

Dentons Canada LLP
15th Floor, Bankers Court, 850 - 2nd Street SW Calgary
Vancouver, Canada AB T2P 0R8
Attention: Gary Rose

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

**FULL RELEASE DEED OF TRUST, SECURITY AGREEMENT AND FINANCING
STATEMENT**

The undersigned, for valuable consideration, receipt whereof is hereby acknowledged, does hereby forever discharge and release the Royalty Interests (as defined below) being in the County of Eureka, State of Nevada, from all claims and liens covering the above described and other interests under that certain DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT dated as of May 2, 2018 (the "Deed of Trust"), executed by BULLION MONARCH MINING, INC., a corporation organized and existing under the laws of the State of Utah, as trustor/borrower ("Trustor"), in favor of SPROTT PRIVATE RESOURCE LENDING (COLLECTOR), LP, a limited partnership organized and existing under the laws of the Province of Ontario, as beneficiary/lender ("Beneficiary"), and filed for record in the office of the Eureka County Recorder on May 7, 2018, at Recorder's No. 2018-235028. As used herein the term "Royalty Interests" means: (i) all rights, remedies, title and interests of Trustor in that certain Agreement dated as of May 10, 1979 and made by and among Bullion Monarch Company, a Utah corporation, as predecessor-in-interest to Trustor, and the other parties thereto, as the same was recorded in the Official Records of Eureka County, Nevada as Document 68562 (as the same may have been amended, assigned, or modified from time to time, the "Royalty Agreement"), which Royalty Agreement relates to that certain real property set forth on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); (ii) all of Trustor's right, title and interest in and to the one (1) percent gross smelter return royalty interest in the Property granted to Trustor pursuant to the Royalty Agreement (the "Royalty"); (iii) all right, title and interest in and to any and all sums due to Trustor under the Royalty Agreement, including, without limitation, Trustor's right to receive and collect any sums pursuant to the Royalty Agreement; (iv) all Accounts, Documents, General Intangibles, Instruments, all cash or cash equivalents, and Commercial Tort Claims (as each such term is defined under the Uniform Commercial Code in effect in the State of Nevada) in connection with any of the foregoing; and (v) all accessions to, substitutions for and replacements, proceeds, insurance proceeds and products of the foregoing, together with all books and records, computer files, programs,

printouts and other computer materials and records related thereto and any General Intangibles at any time evidencing or relating to any of the foregoing.

In Testimony Whereof, the undersigned has hereunto set its hand this 11 day of FEBRUARY, 2019.

SPROTT PRIVATE RESOURCE
LENDING (COLLECTOR), LP

By: [Signature]

Its: Managing Partner

PROVINCE OF BRITISH COLUMBIA) ss.
CITY OF VANCOUVER)

The foregoing instrument was acknowledged before me this 11 day of FEBRUARY, 2019, by NARINDER NAGRA, a MANAGING PARTNER of SPROTT PRIVATE RESOURCE LENDING (COLLECTOR), LP, a limited partnership organized and existing under the laws of the Province of Ontario, for and on behalf of such entity.

[Signature]
NOTARY PUBLIC

VALERIE CROSS
NOTARY PUBLIC
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

EXHIBIT A

The following described unpatented and patented mining claims generally located in Sections 1, 2, 10, 11 and 12 of Township 35 North, Range 50 East, M.D.B.&M., Lynn Mining District, Eureka County, Nevada:

<u>Unpatented Claims</u>	<u>Polar</u>	<u>Bullion</u>
Big Jim	100%	Royalty
Big Jim 1 to 31, inclusive	"	"
Cracker Jack	"	"
Cracker Jack 1 to 5, inclusive	"	"
Yellow Rose 6 to 21, inclusive	"	"
Polar 1 to 20, inclusive	"	"
Hill Top	"	"
Hill Top 1 to 2, inclusive	"	"
Hill Top Fractional	"	"
Hill Top 1 to 4 Fractional	"	"
RJV	"	"
Unity 1	"	"
Unity 2	"	"
Badger	"	"
Badger 1	"	"
Compromise 4 to 7, inclusive	"	"
Lamira	"	"
Junction	"	"
Paragon	"	"
Paragon 2	"	"
Paragon 4	"	"
Paragon Fractional	"	"

Patented Claims (Poulsen Lease and Option)

	<u>U.S. Patent No.</u>	<u>U.S. Survey No.</u>	<u>Polar</u>	<u>Bullion</u>
Big Six No. 3	783757	4332	77½%	Royalty
Holt	881735	4422	"	"
July	935874	4528	"	"
Great Divide	945439	4393	"	"
Bald Eagle	046758	4527	"	"

All those lands contained in the Sections and Townships listed below approximately encompassing the area EIGHT (8) miles in a northerly direction, EIGHT (8) miles in a southerly direction, EIGHT (8) miles in an easterly direction and EIGHT (8) miles in a westerly direction from Section 10, Township 35 North, Range 50 East, M.D.B.&M., Eureka County, Nevada.

Township 34 North, Range 49 East
Sections: 1-5, 8-17 and 20-24

Township 35 North, Range 49 East
Sections: 1-5, 8-17, 20-29 and 32-36

Township 36 North, Range 49 East
Sections: 1-5, 8-17, 20-29 and 32-36

Township 37 North, Range 49 East
Sections: 32-36

Township 34 North, Range 50 East
Sections: 1-24

Township 35 North, Range 50 East
Sections: All

Township 36 North, Range 50 East
Sections: All

Township 37 North, Range 50 East
Sections: 31-36

Township 34 North, Range 51 East
Sections: 3-10 and 15-22

Township 35 North, Range 51 East
Sections: 3-10, 15-22 and 27-34

Township 36 North, Range 51 East
Sections: 3-10, 15-22 and 27-34

Township 37 North, Range 51 East
Sections: 31-34