

<b>A.P.N. No.:</b>	007-060-02, 007-050-04, 007-050-05, 007-050-06, 007-050-07, 007-050-09, and 007-050-10
<b>R.P.T.T.</b>	\$2,145.00
<b>Escrow No.:</b>	80756
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
MW CATTLE, LLC, A Nevada Limited Liability Company	
HC 62 BOX 62311	
EUREKA, NV 89316	

EUREKA COUNTY, NV **2019-239241**  
RPTT:\$2145.00 Rec:\$35.00  
\$2,180.00 Pgs=4 **07/03/2019 03:59 PM**  
COW COUNTY TITLE CO.  
LISA HOEHNE, CLERK RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **GENERAL MOLY, INC., A Delaware Corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MW CATTLE, LLC, A Nevada Limited Liability Company**, 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.
3. Purchase Money Deed of Trust to record concurrently herewith.

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.

TOGETHER WITH all rock, land, gravel removal and ownership rights, excepting, however, those gravel/sand stockpiles to be retained by General Moly, Inc., as Grantor, including removal rights, as identified in Exhibit C attached hereto. Said Grantor shall have the right to remove the mined/stockpiled rock, sand and gravel within fifteen years from the date herein.

TOGETHER WITH all the rights and privileges under the Romano Allotment, No. 1047 with the Bureau of Land Management Grazing Allotment, as modified and existing as of this date.

TOGETHER WITH Seller's oil, gas, hard rock, and other mineral and geothermal rights of every name or nature, if any, and any payment due thereon.

SUBJECT TO any and all taxes and assessments, reservations, exceptions, easements, rights and/or rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record or actually existing on such premises.

07 BAH

Dated: ~~08~~ / 05 / 19

GENERAL MOLY, INC.,  
A DELAWARE CORPORATION

Bruce D. Hansen  
BRUCE D. HANSEN  
President

State of Colorado )  
County of Jefferson ) ss.

This instrument was acknowledged before me on the 1<sup>st</sup> day of July, 2019 By:  
Bruce D. Hansen

Signature: Marlene Pates  
Notary Public  
Expiration Date: 07/11/2021

MARLENE PATES  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20014021372  
MY COMMISSION EXPIRES JULY 11, 2021

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

File Number: 80756

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

**TOWNSHIP 23 NORTH, RANGE 52 EAST, M.D.B. & M.**

Section 11: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-050-04

Section 12: South Half (S1/2) of the Southwest Quarter (SW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-050-05

Section 13: East Half (E1/2) of the Northwest Quarter and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-050-06 (**Master Parcel Number**)

Section 24: East Half (E1/2) and the East Half (E1/2) of the West Half (W1/2)

Section 25: Northeast Quarter (NE1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-050-07

Section 36: North Half (N1/2) of the the Northeast Quarter (NE1/4); the West Half (W1/2) of the Northwest Quarter (NW1/4); the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-050-09

Section 36: An undivided **one-half (1/2) interest** in and to the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-050-10

**TOWNSHIP 23 NORTH, RANGE 53 EAST, M.D.B. & M.**

Section 19: Government Lots 1, 2, 3 and 4

Section 30: Government Lots 1 and 2

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-060-02

## Exhibit C

### Gravel/Sand Stockpiles, excluded from Purchase

All coarse and fine aggregates (gravel and sand) which currently are situated on parcel 07-05-006, and as depicted in the following photograph, are excluded from the sale transaction to Buyer.

Seller retains reasonable ingress and egress rights utilizing the existing Saddler Brown Street access to the real property and stockpiles, for so long as the stockpiles remain on the parcel.

Seller to provide 15 days prior notification of its intention to load and remove any or all of the stockpiles. Buyer to allow reasonable of water from its wells for dust control at stockpiles and roadways.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-060-02 ; 007-050-07
- b) 007-050-04 ; 007-050-09
- c) 007-050-05 ; 007-050-10
- d) 007-050-06

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 \_\_\_\_\_

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

3. Total Value/Sale Price of Property \$550,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$550,000.00  
 Real Property Transfer Tax Due: \$2,145.00

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 *Ben A. Hansen* Capacity Grantor  
 GENERAL MOLY INC., A Delaware Corporation

Signature \_\_\_\_\_ Capacity Grantee

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

Print Name: GENERAL MOLY, INC., A Delaware Corporation  
 Address: 790 Commercial St., Suite B  
 City: Eiko  
 State: NV Zip: 89801

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

Print Name: MW CATTLE, LLC, A Nevada Limited Liability Company  
 Address: HC 62 BOX 62311  
 City: EUREKA  
 State: NV Zip: 89316

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

Print Name: Cow County Title Co. Escrow #: 80756  
 Address: 761 S. Raindance Drive  
 City: Pahrump State: NV Zip: 89048

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