

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

EUREKA COUNTY, NV **2019-239242**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=4 **07/03/2019 03:59 PM**
COW COUNTY TITLE CO.
LISA HOEHNE, CLERK RECORDER E03

WATER RIGHTS GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **KOBEH VALLEY RANCH, LLC., a Nevada Limited Liability Company** 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.

Dated: 07/01/19

KOBEH VALLEY RANCH, LLC., a
Nevada limited liability company

By: GENERAL MOLY, INC., a
Delaware Corporation, managing member

Bruce D. Hansen
BRUCE D. HANSEN, President

State of ^{no} Nevada Colorado)
County of Jefferson) ss.

This instrument was acknowledged before me on the 1st day of July, 2019
By: BRUCE D. HANSEN.

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



**EXHIBIT A
WATER RIGHTS**

<u>PERMIT NO.</u>	<u>CERTIFICATE NO.</u>	<u>SOURCE</u>	<u>USE</u>
9440	2000	Surface (Garden Spring)	Stockwater
9441	2001	Surface (Call Spring)	Stockwater
9552	2004	Surface (McBride Spring)	Stockwater
11004	3058	Underground	Stockwater
11008	2837	Underground	Stockwater
24012	7505	Underground;	Stockwater
68122	16237	Underground	Stockwater
44743	11588	Underground (well)	Stockwater
47907	12306	Underground (well)	Stockwater
50962	13182	Underground (Romano Well)	Irrigation
50963	13183	Underground (Romano Well)	Irrigation
57838	15993	Underground (Romano Well)	Irrigation

Vested Water Right Claims, of and concerning, "In the Matter of the Determination of Relative Rights in and to All Waters of Diamond Valley, Hydrographic Basin No. 10-153, Elko and Eureka Counties, Nevada" in the office of the State Engineer of the State of Nevada:

<u>CLAIM NO.</u>	<u>SOURCE</u>	<u>USE</u>
V04147	Stinking Spring	Stockwater
V04148	No Name Spring	Stockwater
V04471	Romano Spring #1	Stockwater
V04472	Siri Spring #1	Stockwater
V04473	Sulphur Spring	Stockwater
V04474	Tule Spring	Stockwater
V04475	Romano Spring No. 2	Stockwater
V04476	Romano Spring No. 2	Irrigation
V04477	Siri Spring #1	Irrigation
V04478	Sulphur Spring #1	Irrigation
V04479	Romano Spring No. 1	Irrigation
V04480	Tule Spring & Trib	Irrigation
V10887	Two Spring Sources	Stockwater
V10888	Unnamed Spring	Stockwater
V10889	Spring Source	Stockwater
V10890	2 springs	Stockwater
V10891	3 springs	Stockwater
V10892	Mt. Hope Spring	Stockwater
V10893	Stinking Spring	Stockwater
V10895	McBride Spring	Stockwater
V10896	Mt. Hope Spring	Stockwater
V10897	Trap Corral Spring	Stockwater
V10898	Garden Spring	Stockwater
V10900	Hash Spring	Stockwater
V10901	Railroad Spring	Stockwater
V10902	Lone Wolf Spring	Stockwater
V10903	Call Spring	Stockwater
V10904	Dixon Spring	Stockwater
V10905	Spring No. 1	Irrigation
V10906	Spring No. 2	Irrigation
V10907	Spring No. 3	Irrigation

CLAIM NO.

SOURCE

USE

V10908	Spring No. 4	Irrigation
V10909	Spring No. 5	Irrigation
V10910	Spring No. 6	Irrigation
V10911	Spring No. 7	Irrigation
V10912	Spring No. 8	Irrigation
V10913	Spring No. 9	Irrigation
V10914	Tom Spring	Irrigation
V10915	Spring and pond	Irrigation
V10916	Spring No. 4A	Irrigation
V10917	Spring & Reservoir No. 2	Irrigation

Specifically reserving unto the Grantor all of Permits 57835, 57836, 57839, 57840 and 66062, and any base right or change application associated therewith.



**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 Water right

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Transfer tax paid through the Deed being recorded herewith concurrently

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 *[Handwritten Signature]* Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: GENERAL MOLY, INC., A Delaware Corporation
 Address: 790 COMMERCIAL STREET, STE B
 City: ELKO
 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