After Recording, Return To:

Nevada Gold Mines LLC. 310 South Main Street Suite 1150 Salt Lake City, Utah 84101 Attention: Robert L. Brock

APN: 005-490-30

EUREKA COUNTY, NV
RPTT:\$310.05 Rec:\$35.00
Total:\$345.05

NEVADA GOLD MINES LLC

Pgs=3



00006436201902395260030031

LISA HOEHNE, CLERK RECORDER

Affirmation Statement: The undersigned affirms that this document does not contain any social security numbers or other personal information of any person (Per NRS 239B.030).

GRANT, BARGAIN AND SALE DEED

Fred Dann a single man, whose address is Unit 19-14 Crescent Valley NV 89821 (the "GRANTOR"), does hereby grant, bargain, sell and convey to Nevada Gold Mines LLC., a Delaware limited liability corporation, whose address is 310 South Main Street, Suite 1150, Salt Lake City, Utah 84101 ("GRANTEE"), its successors and assigns, for Ten Dollars (\$10.00) and other good and valuable consideration, all of Seller's rights, title and interest in and to the real property situated in Eureka County, State of Nevada ("Property") more particularly described as follows:

Parcel No. 005-490-30

All of Section 33, Township 29 north, Range 49 East, M.D.B.&M.

Township 29 North, Range 49 East, M.D.B.&M. Section 34: N1/2S1/2

TOGETHER WITH (i) all water, water rights and water stock, if any, which relate, belong or appertain to the Property, including, without limitation, all of Grantors' right, title and interest in and to the water rights covered by Permit Nos. 31855, 18998, 6800 and 7095; (ii) all rights, privileges, easements, rights-of-way, tenements, hereditaments and appurtenances relating, belonging, or in anywise appertaining, to the Property; and (iii) the reversion and reversions, remainder and remainders, rents, issues and profits of the Property.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee) a 2.5% gross override on all minerals, including metalliferous minerals, oil, gas, coal, and other hydrocarbons on, in or under the Property; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

GRANTOR hereby represents, warrants and covenants to Grantee that (i) Grantor lawfully owns fee simple title to and has the right to immediate possession of the Property; (ii) Grantor has good right to convey the Property; (iii) Grantor guarantees that Grantee and Grantee's successors and assigns will have quiet possession of the Property; (iv) subject to easements, restrictions,

rights-of-way and other matters of record, and taxes and assessments for the year 2019 and thereafter, the Property is free from all encumbrances; and (v) Grantor and its heirs, personal representatives, successors and assigns, as applicable, will forever warrant and defend the title of the Property in Grantee and Grantee's successors and assigns against all lawful claims whatsoever.

GRANTOR has executed this Grant, Bargain and Sale Deed as of Aug. 15, 2019.

GRANTOR:

Fred Dann

STATE OF Nevada ss.

COUNTY OF <u>hand</u> er

The foregoing instrument was acknowledged before me on this 15 day of Vacuat, 2019 by Fred Dann.

Notary Public

ROBIN A. McMICKEN
Notary Public - State of Nevada
Appointment Recorded in Elko County
No: 91-2670-8 - Expires April 2, 2020

4848-1847-3019 v1

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STATE OF NEVADA DECLARATION OF VALUE

Assesso	or Parcel Number ((s)			FC	OR RECORDERS OPTIONAL USE ONLY
, –	005-490-30				Docu	ment/Instruments #:
b) _					Book	: Page:
c) – d)					Date	of Recording:
e) _					Notes	
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	Property:					\wedge
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i)	Other	,				\ \
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