

After Recording, Return To:

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



LISA HOEHNE, CLERK RECORDER

APN: 005-490-30

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

Pearl Lee Dann, a single woman, dealing as and in her sole and separate property, whose address is P.O. Box 1025 Carlin, Nevada 89822 (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. 26, 2019.

GRANTOR:

Pearl Lee Dann
Pearl Lee Dann

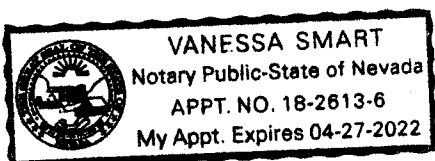
STATE OF Nevada)

ss.

COUNTY OF Elko)

The foregoing instrument was acknowledged before me on this 26 day of August, 2019 by Pearl Lee Dann.

Vanessa Smart
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)

- a) 005-490-30
- b) _____
- c) _____
- d) _____
- e) _____
- f) _____
- g) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instruments #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

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

3. Total Value/Sales Price of Non-Exempt Property:

Deed in Lieu of Foreclosure Only (value of non-exempt property):	\$	<u>79,263.00</u>
Transfer Tax Value (Non-Exempt Property):	\$	<u>0</u>
Real Property Transfer Tax Due (Non-Exempt Property):	\$	<u>79,263.00</u>
	\$	<u>310.05</u>

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 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 <u>Pearl Lee Dann</u>	Capacity <u>Grantor</u>
Signature _____	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Pearl Lee Dann
 Address: P.O. Box 1025
 City: Carlin
 State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nevada Gold Mines LLC.
 Address: 310 S Main St Suite 1150
 City: Salt Lake City
 State: UT Zip: 84101

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)