

APN No.: 009-330-24

EUREKA COUNTY, NV	2019-239697
RPTT:\$3.90 Rec:\$35.00	
\$38.90 Pgs=4	11/12/2019 08:23 AM
JEFF N. FAILLERS, P.C.	
LISA HOEHNE, CLERK RECORDER	

Recorded at the request of, and send tax statements to:

American Ruby Mines (U.S.), Inc.
585 Manor Avenue
Ottawa, Ontario K1M-0J1
Canada

The undersigned affirms that this document does not contain the personal information of any person.

Grant, Bargain and Sale Deed

This Grant, Bargain and Sale Deed (“Deed”) is made effective on the date stated below from THE WAYNE N. REYNOLDS FAMILY TRUST (“Grantor”), to AMERICAN RUBY MINES (U.S.), INC., a Nevada corporation (“Grantee”).

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to Grantor paid by Grantee, and other good and valuable consideration, the receipt of which is acknowledged, grants, bargains and sells to Grantee and Grantee's successors and assigns forever, the patented mining claims situated in Eureka County, Nevada, more particularly described in Exhibit A attached to and by this reference incorporated in this Deed (the “Property”).

Together with all dips, spurs, and angles, in and to all the ores, mineral-bearing quartz, rock and earth or other deposits, and in and to all of the rights, privileges, franchises, tenements, hereditaments and appurtenances belonging or appertaining to the unpatented mining claims, including all after acquired title.

Grantor has executed this Deed on November 7, 2019.

THE WAYNE N. REYNOLDS FAMILY TRUST

By: Ross J Bevans

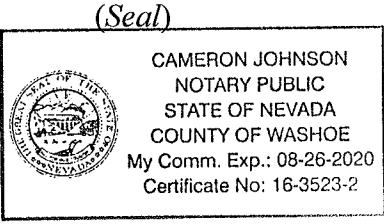
Name: ROSS J BEVANS

Title: Trustee

STATE OF Nevada)
) ss.
COUNTY OF Washoe)

7th of 2019

The foregoing instrument was acknowledged before me this 7th day of November, 2019, by Ross Bivans [name], as Trustee of The Wayne N. Reynolds Family Trust.



[Signature]
Notary Public (Signature)

My commission expires: 08/26/2020

COOPER

Exhibit A
Description of Property

The Property is comprised of all of Grantor's right, title and interest (*i.e.*, a three-sixteenths (3/16ths) interest) in and to the following patented mining claims situated in Eureka County, Nevada (the "Property):

Claim Name	Mineral Certificate No.	Patent No.
Compass	702	11426
Lena	703	11427

The Property is identified by the Eureka County Assessor's Office as APN 009-330-24.

[End of Exhibit A]

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 009-330-24
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>Minority interest in patented mining claims</u> | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

\$ 1,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 3.90

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity Grantor
 Signature _____ Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Wayne N. Reynolds Family Trust
 Address: 9455 Sky Vista Pkwy #1411
 City: Reno
 State: NV Zip: 89506

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: American Ruby Mines (U.S.), Inc.
 Address: 241 Ridge Street, Suite 210
 City: Reno
 State: NV Zip: 89501

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Jeff N. Failers Escrow # N/A
 Address: 241 Ridge Street, Suite 210
 City: Reno State: NV Zip: 89501