

APN Nos.:
009-250-05; 009-330-06; and 009-300-07

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

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

| | |
|-----------------------------|---------------------|
| EUREKA COUNTY, NV | 2020-240813 |
| RPTT:\$7.80 Rec:\$37.00 | 07/10/2020 01:15 PM |
| \$44.80 Pgs=5 | |
| JEFF N. FAILLERS, P.C. | |
| LISA HOEHNE, CLERK RECORDER | |

*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 CHRISTINE DONOVAN AND MARTHA SULLIVAN, CO-TRUSTEES OF THE CAROL CATON MARITAL TRUST UNDER TRUST AGREEMENT DATED MAY 24, 2013, and STEVEN F. HAMMAN, TRUSTEE OF THE STEVEN HAMMAN AND CATHLEEN CATON TRUST DATED APRIL 22, 2014 (collectively, as "Grantors"), to AMERICAN RUBY MINES (U.S.), INC., a Nevada corporation ("Grantee").

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to Grantors paid by Grantee, and other good and valuable consideration, the receipt of which is acknowledged, do hereby grant, bargain and sells to Grantee and Grantee's successors and assigns forever, all of Grantors' right, title and interest in and to the seven (7) 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 ^{June} April 16, 2020.

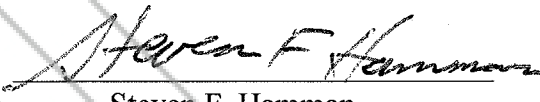
[Signature page follows.]

**THE CAROL CATON MARITAL
TRUST UNDER TRUST AGREEMENT
DATED MAY 24, 2013**

By: 
Name: Christine Donovan
Title: Co-Trustee

By: 
Name: Martha Sullivan
Title: Co-Trustee

**THE STEVEN HAMMAN AND
CATHLEEN CATON TRUST DATED
APRIL 22, 2014**

By: 
Name: Steven F. Hamman
Title: Trustee

[Notary page follows.]

STATE OF Massachusetts)
COUNTY OF Plymouth) ss.

The foregoing instrument was acknowledged before me this 16th day of June, 2020, by Christine Donovan, as Co-Trustee of The Carol Caton Marital Trust under Trust Agreement dated May 24, 2013.

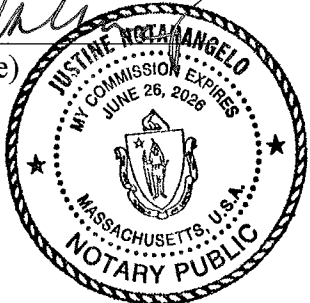
Justine Notarangelo
Notary Public (Signature)



STATE OF Massachusetts)
COUNTY OF Plymouth) ss.

The foregoing instrument was acknowledged before me this 16th day of June, 2020, by Martha Sullivan, as Co-Trustee of The Carol Caton Marital Trust under Trust Agreement dated May 24, 2013.

Justine Notarangelo
Notary Public (Signature)



STATE OF California)
COUNTY OF Santa Clara) ss.

The foregoing instrument was acknowledged before me this 22 day of June, 2020, by Steven F. Hamman, as Trustee of The Steven Hamman and Cathleen Caton Trust dated April 22, 2014

Ravi Iyer
Notary Public (Signature)

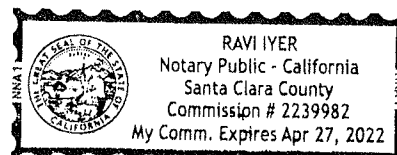


Exhibit A
Description of Property

The Property is comprised of the following seven (7) patented mining claims situated in Eureka County, Nevada (the "Property"):

| Claim Name | Patent No. | Mineral Survey No. |
|--------------------|-------------------|---------------------------|
| Jones & Kyle | 18512 | 278 |
| Mary Ann | 17513 | 272 |
| Silver Brick | 17272 | 226 |
| Wolverine Lode | 18572 | 277A |
| Wolverine Millsite | 18572 | 277B |
| Cosmos | 11058 | 227 |
| Monroe Lode | 1076 | 39 |

The Property is identified by the Eureka County Assessor's Office as APNs 009-250-05, 009-330-06, and 009-300-07.

[End of Exhibit A]

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 009-250-05
b. 009-330-06
c. 009-300-07
d. _____

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
☒ Other Patented Mining Claims

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 1,600.00

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ 1,600.00

d. Real Property Transfer Tax Due \$ 7.80

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 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 _____ Capacity: _____

Signature Jeff N. Faillers Capacity: Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Caton Marital Trust et al
Address: 679 Sierra Rose Drive, Suite A
City: Reno
State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: American Ruby Mines (U.S.)
Address: 585 Manor Avenue
City: Ottawa
State: Ontario (CAN) Zip: K1M 0J1

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

Print Name: Jeff N. Faillers
Address: 241 Ridge Street, Suite 210
City: Reno

Escrow # _____
State: NV Zip: 89501

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED