

EUREKA COUNTY, NV

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\$37.00 Pgs=7

DORSEY & WHITNEY

LISA HOEHNE, CLERK RECORDER

**2021-244528**

**03/03/2021 12:03 PM**

E08

APN #'s: N/A (unpatented mining claims)

Recorded at the request of and return to:

Raindrop Ventures USA, Inc.  
1307 S. Colorado Ave.  
Boise, ID 83705  
attn: Alexander Kunz

This document contains no  
personal information as defined  
in NRS 603.A.040.

### **GRANT, BARGAIN AND SALE DEED**

This GRANT, BARGAIN AND SALE DEED (this "Deed"), entered into effective as of 12:01 a.m. Pacific Standard Time on March 2, 2021, is between Pilot Gold (USA) Inc., a Delaware corporation, whose address is 1031 Railroad Street, Ste. 110, Elko, Nevada 89801 (hereinafter "Grantor"), and Raindrop Ventures USA, Inc., a Nevada corporation, whose address is 1307 S. Colorado Ave., Boise, ID 83705 (hereinafter "Grantee").

#### **Recitals**

1. Grantor, Grantor's parent company, Liberty Gold Corp., and Grantee's parent company, Raindrop Ventures Inc., are parties to that certain Purchase and Sale Agreement, dated November 16, 2020 (the "Purchase Agreement").
2. Pursuant to the Purchase Agreement, Grantor agreed, among other things, to convey to Grantee all of Grantor's right, title and interest in and to the unpatented mining claims described in Exhibit A to this Deed (collectively, the "Claims").
3. Grantor executes this Deed with respect to the Claims in order to fulfill, in part, its obligations under the Purchase Agreement.

#### **Conveyance**

FOR GOOD AND VALUABLE consideration, the receipt and sufficiency of which are acknowledged by the parties, Grantor hereby grants, bargains and sells to Grantee all of Grantor's right, title and interest in and to the Claims, TOGETHER WITH all access rights, rights-of-way and easements, if any, owned by Grantor and appurtenant to the Claims.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Grantor, for itself only, warrants title to the Claims only to Grantee against any and all encumbrances arising by, through and under Grantor, but not otherwise, subject, however, to all limitations, exceptions, easements, leases, licenses, royalties, burdens and encumbrances

of public record or as referenced in the Purchase Agreement.

This Deed is also made subject to the terms and conditions of the Purchase Agreement and that Royalty Deed and Agreement between Grantor and Grantee of even date herewith, to the extent it pertains to the Claims. Except as expressly set forth in the Purchase Agreement, and subject to the limitations and exceptions set forth therein, Grantor makes no other warranties, express or implied, with respect to the Claims.

This Deed shall be governed by the laws of the State of Nevada.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor and Grantee have caused this Grant, Bargain and Sale Deed to be executed and delivered effective on the date first written above.

GRANTOR:

Pilot Gold (USA) Inc., a Delaware corporation

By: Melissa Smith

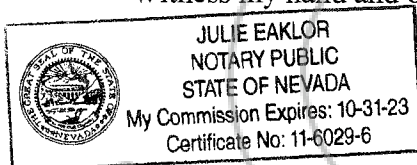
Name: Melissa Smith

Title: President

STATE OF Nevada )  
 ) ss.  
COUNTY OF ELKO )

This instrument was acknowledged before me on March 1, 2021, by Melissa Smith, as President of Pilot Gold (USA) Inc., a Delaware corporation.

Witness my hand and official seal.



Julie Eaklor  
NOTARY PUBLIC

My Commission Expires:

10/31/23

[Signature Page to Grant, Bargain and Sale Deed]

GRANTEE:  
Raindrop Ventures USA, Inc., a  
Nevada corporation

By: [Signature]  
Name: Alexander Kunz  
Title: President

STATE OF )  
 ) ss.  
COUNTY OF )

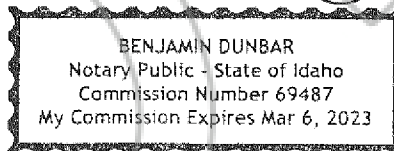
This instrument was acknowledged before me on March 2, 2021, by  
Alexander Kunz as President of Raindrop Ventures USA, Inc., a  
Nevada corporation.

Witness my hand and official seal.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

March 6 2023



[Signature Page to Grant, Bargain and Sale Deed]

## EXHIBIT A

### CLAIMS

#### Anchor Project

“A” Unpatented Lode Mining Claims

Township 20 North, Range 52 East, Sections 13-15 and 22-24

Mt. Diablo Base Line & Meridian

Eureka County, Nevada

Total Claims: 54

ClaimName	LocationDate	BLM Legacy Serial Number	BLM New Serial Number	County Document Number
A-30	9/29/2005	NMC913085	NV101851833	201623
A-31	9/29/2005	NMC913086	NV101851834	201624
A-32	9/29/2005	NMC913087	NV101851835	201625
A-45	9/29/2005	NMC913100	NV101851836	201638
A-47	9/30/2005	NMC913102	NV101851837	201640
A-49	9/30/2005	NMC913104	NV101851838	201642
A-51	9/30/2005	NMC913106	NV101851839	201644
A-1	9/2/2005	NMC913112	NV101851840	201684
A-2	9/2/2005	NMC913113	NV101851841	201685
A-3	9/2/2005	NMC913114	NV101852001	201686
A-4	9/2/2005	NMC913115	NV101853023	201687
A-5	9/2/2005	NMC913116	NV101853024	201688
A-6	9/2/2005	NMC913117	NV101853025	201689
A-7	9/2/2005	NMC913118	NV101853026	201690
A-8	9/2/2005	NMC913119	NV101853027	201691
A-9	9/2/2005	NMC913120	NV101853028	201692
A-10	9/2/2005	NMC913121	NV101853029	201693
A-17	9/2/2005	NMC913122	NV101853030	201694
A-18	9/2/2005	NMC913123	NV101853031	201695
A-19	9/2/2005	NMC913124	NV101853032	201696

<b>ClaimName</b>	<b>LocationDate</b>	<b>BLM Legacy Serial Number</b>	<b>BLM New Serial Number</b>	<b>County Document Number</b>
A-20	9/2/2005	NMC913125	NV101853033	201697
A-21	9/2/2005	NMC913126	NV101853034	201698
A-22	9/2/2005	NMC913127	NV101853035	201699
A-23	9/2/2005	NMC913128	NV101853036	201700
A-24	9/2/2005	NMC913129	NV101853037	201701
A-25	9/2/2005	NMC913130	NV101853038	201702
A-26	9/2/2005	NMC913131	NV101853039	201703
A-27	9/2/2005	NMC913132	NV101853040	201704
A-28	9/2/2005	NMC913133	NV101853041	201705
A-29	9/2/2005	NMC913134	NV101853042	201706
A 100	12/3/2010	NMC1038229	NV101677480	216699
A 101	12/3/2010	NMC1038230	NV101677481	216700
A 102	12/3/2010	NMC1038231	NV101677482	216701
A 103	12/3/2010	NMC1038232	NV101677483	216702
A 104	12/3/2010	NMC1038233	NV101677484	216703
A 105	12/3/2010	NMC1038234	NV101677485	216704
A 106	12/3/2010	NMC1038235	NV101677486	216705
A 107	12/3/2010	NMC1038236	NV101677487	216706
A 108	12/3/2010	NMC1038237	NV101677488	216707
A 109	12/3/2010	NMC1038238	NV101677489	216708
A 110	12/3/2010	NMC1038239	NV101677490	216709
A 111	12/3/2010	NMC1038240	NV101677491	216710
A 118	12/2/2010	NMC1038247	NV101677492	216717
A 119	12/2/2010	NMC1038248	NV101678454	216718
A 120	12/2/2010	NMC1038249	NV101678455	216719
A 123	12/2/2010	NMC1038252	NV101678456	216722
A 125	12/2/2010	NMC1038254	NV101678457	216724
A 126	12/2/2010	NMC1038255	NV101678458	216725
A 127	12/2/2010	NMC1038256	NV101678459	216726
A 128	12/2/2010	NMC1038257	NV101678460	216727
A 129	12/2/2010	NMC1038258	NV101678461	216728
A 130	12/2/2010	NMC1038259	NV101678462	216729
A 131	12/3/2010	NMC1038260	NV101678463	216730

<b>ClaimName</b>	<b>LocationDate</b>	<b>BLM Legacy Serial Number</b>	<b>BLM New Serial Number</b>	<b>County Document Number</b>
A 140	12/3/2010	NMC1038269	NV101678464	216739

\*\*\*\*\*  
(End of Exhibit A)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) n/a  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
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 Unpatented Mining Claims

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

\$ n/a

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

\$ n/a

Real Property Transfer Tax Due \_\_\_\_\_

\$ n/a

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 8

b. Explain Reason for Exemption: unpatented mining claims

**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 [Signature] Capacity President

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Pilot Gold (USA) Inc.  
Address: 1031 Railroad Street, #110  
City: Elko  
State: NV Zip: 89801

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Raindrop Ventures (USA), Inc.  
Address: 1307 S. Colorado Ave.  
City: Boise  
State: ID Zip: 83706

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED