

APN: 008-320-02; 008-040-01;  
008-120-01 (Eureka County)

R.P.T.T.: \$15,483.00

Escrow No.: 21023504-KF

When Recorded Return To:

Nevada Vanadium, LLC,  
a Nevada Limited Liability Company  
3993 Howard Hughes Pkwy #600  
Las Vegas, NV 89169

Mail Tax Statements to:  
Nevada Vanadium, LLC,  
a Nevada Limited Liability Company  
3993 Howard Hughes Pkwy #600  
Las Vegas, NV 89169

EUREKA COUNTY, NV

**2022-247977**

RPTT:\$15483.00 Rec:\$37.00

\$15,520.00 Pgs=3

**04/15/2022 11:55 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

LISA HOEHNE, CLERK RECORDER

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**John C. Gretlein Jr and Vonda Fischer, co-Administrators of the Estate of John C. Gretlein, Sr., deceased**

do(es) hereby Grant, Bargain, Sell and Convey to

**Nevada Vanadium, LLC, a Nevada Limited Liability Company**

all that real property situated in the County of Eureka State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all water rights, all ditch, ditch rights, well, well rights, singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 7th day of April, 2022.

John C. Gretlein Jr. and Vonda Fischer, co-Administrators  
of the Estate of John C. Gretlein, Sr., deceased

BY: John C. Gretlein Jr.  
John C. Gretlein, Jr., co-Administrator

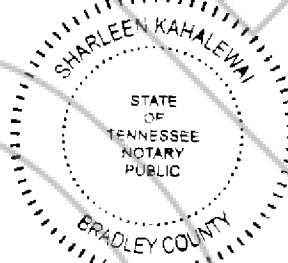
BY: Vonda Fischer  
Vonda Fischer, co-Administrator

STATE OF TN

COUNTY OF Bradley

This instrument was acknowledged before me on this 7th day of April, 2022 by John  
C. Gretlein, Jr., co-Administrator of The Estate of John C. Gretlein, Sr.

[Signature]  
Notary Public

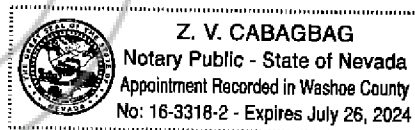


STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 13th day of APRIL, 2022 by Vonda  
Fischer, co-Administrator, co-Administrator of The Estate of John C. Gretlein, Sr.

[Signature]  
Notary Public



The land referred to herein is situated in the County of Eureka, State of Nevada, and described as follows:

**PARCEL 2:**

TOWNSHIP 16 NORTH, RANGE 53 EAST, M.D.B.&M.

SECTION 7: NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ );  
SECTION 7: SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ );  
SECTION 8: EAST HALF (E  $\frac{1}{2}$ ); NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ );  
SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ); NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTHWEST  
QUARTER (SW  $\frac{1}{4}$ ); SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ );  
SECTION 9: NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ); SOUTH HALF (S  $\frac{1}{2}$ ) OF  
THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ); NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  
 $\frac{1}{4}$ ); SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ); SOUTH HALF (S  $\frac{1}{2}$ );  
SECTION 10: NORTH HALF (N  $\frac{1}{2}$ ); NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTH HALF (S  $\frac{1}{2}$ ); SOUTHWEST QUARTER  
(SW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ); SOUTH HALF (S  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ );  
SECTION 11: SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ); NORTHWEST QUARTER (NW  $\frac{1}{4}$ );  
NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ );  
SECTION 12: NORTH HALF (N  $\frac{1}{2}$ );

TOWNSHIP 16 NORTH, RANGE 54 EAST, M.D.B.&M.

SECTION 6: SOUTH HALF (S  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ );  
SECTION 7: LOTS 1 AND 2 OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ).

**PARCEL 3:**

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B.&M.

SECTION 16: WEST HALF (W  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ); EAST HALF (E  $\frac{1}{2}$ ) OF THE  
NORTHWEST QUARTER (NW  $\frac{1}{4}$ ); SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ );  
NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ );  
SECTION 17: SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ); NORTHEAST QUARTER  
(NE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ).

**PARCEL 4:**

TOWNSHIP 18 NORTH, RANGE 50 EAST, M.D.B.&M.

SECTION 30: NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ); NORTHEAST  
QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ).

APN: 008-320-02  
008-040-01  
008-120-01

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 008-320-02  
b) 008-040-01  
c) 008-120-01  
d) \_\_\_\_\_

**2. Type of Property:**

- a) ☐ Vacant Land      b) ☐ Sgl. Fam. Residence  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☒ Agricultural      h) ☐ Mobile Home  
☐ Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No.: \_\_\_\_\_

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

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

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

**3. a. Total Value/Sale Price of Property:**

\$3,970,000.00

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

(\$0.00)

**c. Transfer Tax Value:**

\$3,970,000.00

**d. Real Property Transfer Tax Due:**

\$ 15,483.00

**4. IF EXEMPTION CLAIMED:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage Being Transferred: 100.00%**

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 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: John C. Gretlein, Sr. Capacity: Grantor

Signature: Buyer as agent Capacity: Grantee

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

Print Name: The Estate of John C. Gretlein, Sr.  
deceased

Address: 177 AUTUMN WIND DR SW

City: CLEVELAND

State: TN Zip: 37311

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

Print Name: Nevada Vanadium, LLC, a Nevada  
Limited Liability Company

Address: 3993 Howard Hughes Pkwy #600

City: Las Vegas

State: NV Zip: 89169

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21023504-KF

Address: 1450 Ridgeview Dr, Ste 100

City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED