

APN: 005-080-32

RECORDED AT THE REQUEST OF,
WHEN RECORDED, RETURN TO AND
MAIL TAX ASSESSMENTS TO:

Nevada Gold Mines LLC
1655 Mountain City Highway
Elko, NV 89801
Attn: Land Department

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$78.00 Rec:\$37.00
Total:\$115.00
NEVADA GOLD MINES LLC

2022-248068
05/18/2022 08:30 AM
Pgs=3



00015769202202480680030036
KATHERINE J. BOWLING, CLERK RECORDER

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

Nevada Gold Mines LLC, a Delaware limited liability company, with an address of 1655 Mountain City Highway, Elko, NV 89801 ("Grantee") and Margaret A. Freeman, Trustee of the Fredric A. Freeman Trust, Joyce A. Hendlowitch, and Margaret A. Freeman, in equal shares, with an address of 1201 Alpine Trail, Neptune, New Jersey 07753 ("Grantor"), 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. 005-080-32

Township 31 North, Range 49 East, M.D.B.&M.
Section 17: E2NW4SE4

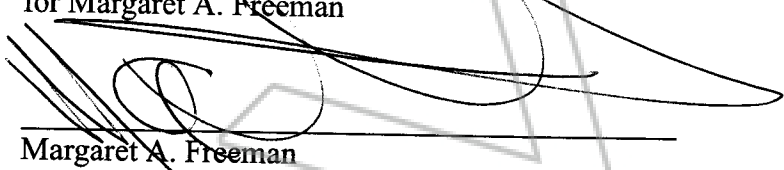
TOGETHER WITH (i) all rights, privileges, easements, rights-of-way, tenements, hereditaments and appurtenances relating, belonging, or in anywise appertaining, to the Property; and (iii) the reversion and reversions, remainder and remainders, rents, issues and profits of the Property.

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, 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 May 6, 2022.

GRANTOR:

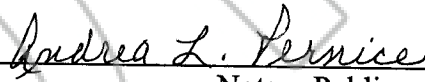
Margaret A. Freeman, Trustee of the Fredric A.
Freeman Trust, POA of Joyce A Hendlowitch, and
for Margaret A. Freeman


Margaret A. Freeman

STATE OF New Jersey ss.

COUNTY OF Monmouth

The foregoing instrument was acknowledged before me this 6th day of May,
2022 by Margaret A. Freeman.


Notary Public

My Commission Expires: _____

ANDREA L PERNICE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires MARCH 18, 2023

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

a) 005-080-32 _____

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

i) ☐ Other _____

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

\$ 20,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ 20,000.00

Real Property Transfer Tax Due:

\$ 78.00

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 %

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: Self, Trustee Fredric A. Freeman

Signature _____

Capacity: & PO Joyce A. Hendlaoitch

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Margaret Freeman et al

Address: 1201 Alpine Trail

City: Neptune

State: NJ

Zip: 07753

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Nevada Gold Mines LLC

Address: 1655 Mountain City Highway

City: Elko

State: NV

Zip: 89801

COMPANY 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/MICROFILMED)