

<b>A.P.N. No.:</b>	001-071-02, 001-107-01, 001-071-03, 001-072-04, 001-072-02, 001-073-01, 001-107-01, 001-071-03, 001-072-04, 001-072-02, 001-073-01
<b>R.P.T.T.</b>	\$24,375.00
<b>File No.:</b>	1722481 MF
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b> Same as below	
<b>When Recorded Mail To:</b>	
Eureka Gold Hotel, LLC, a Nevada limited liability company	
5851 S. Virginia Street	
Reno, NV 89502	

EUREKA COUNTY, NV **2022-248279**  
RPTT:\$24375.00 Rec:\$37.00  
\$24,412.00 Pgs=4 **06/24/2022 04:01 PM**  
STEWART TITLE COMPANY - NV  
KATHERINE J. BOWLING, CLERK RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jeffrey J. Bartley, Trustee of The Jeffrey J. Bartley Amended Revocable Trust dated February 9, 2006 (who acquired title as Jeffrey J. Bartley, Trustee, the Jeffrey J. Bartley Revocable Trust Dated 9/16/96 (Parcel 2 &3) and Jeffrey J. Bartley, Trustee of the Jeffrey J. Bartley Revocable Living Trust (Parcel 4) and Jeffrey J. Bartley, Trustee of the Jeffrey J. Bartley Revocable Trust Agreement (Parcel 5) )** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Eureka Gold Hotel, LLC, a Nevada limited liability company**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

### PARCEL 1:

Lots 13, 14, 15, 16 and 17 in Block 16A, as shown on the plat of the Town of Eureka, filed in the Office of the County Recorder of Eureka County, Nevada.

Lot 18 in Block 16B, as shown on the plat of the Town of Eureka, filed in the Office of the County Recorder of Eureka County, Nevada.

EXCEPTING FROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

### PARCEL 2:

That portion of Lots 16 and 17, in Block 21, Town of Eureka, as described as follows:

Beginning at the northwest corner of said Lot 17;

THENCE North 72° 01'East, along the North line of said Lot 17, a distance of 62.0 feet;

THENCE South 17° 45'East, a distance of 37.5 feet;

THENCE South 72° 01' West, a distance of 62.0 feet;

THENCE North 17° 44' West, a distance of 37.5 feet to the point of beginning.

EXCEPTING FROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

**PARCEL 3:**

Lots 18, 19, 20, 21, 22 and 23 and portions of Lots 16 and 17 in Block 21, as shown on the plat of the Town of Eureka, filed in the Office of the County Recorder of Eureka County, Nevada, said portions of Lots 16 and 17 described as follows:

Beginning at the Northeast corner of Lot 17, in Block 21, as shown on the map of the Town of Eureka, filed in the office of the County Recorder of Eureka County, Nevada;

THENCE South 17° 50' East, a distance of 37.5 feet, a point on the East line of Lot 16, in said Block;

THENCE South 72° 10' West, and parallel with the South side lot line of said Lot 16, a distance of 48.58 feet;

THENCE North 17° 50' West, a distance of 37.5 feet to the North line of said Lot 17;

THENCE North 72° 10' East, a distance of 48.49 feet to the place of beginning.

EXCEPTING FROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

**PARCEL 4:**

All of Lots 23, 24, 25, 26, 27, 28, 29, in Block 16, Town of Eureka.

EXCEPTING THEREFROM all that portion of Lot 29, Block 16 that lies within Robins Street as shown on said map of the Town of Eureka.

EXCEPTING FROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

**PARCEL 5:**

Lots 1 and 2 of Block 23 of the Town of Eureka.

EXCEPTING FROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

**PARCEL 6:**

(One inch Margin on all sides of Document for Recorder's Use Only)

North 1/2 of Lot 14, all of Lot 15, and South 1/2 of Lot 16, of Block 21, as the same are all delineated and described on the Official Plat or Map of the Townsite of Eureka, approved by the United States General Land Office on November 19, 1937, on file in the Office of the County Recorder, Eureka County, Nevada.

EXCEPTING FROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 21, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Jeffrey J. Bartley Amended Revocable Trust  
dated February 9, 2006

Jeffrey J. Bartley  
Jeffrey J. Bartley, Trustee

State of Nevada                    )  
                                              ) ss  
County of Eureka                )

This instrument was acknowledged before me on the 21<sup>st</sup> day of June, 2022  
By: Jeffrey J. Bartley as Trustee of The Jeffrey J. Bartley Amended Revocable Trust dated February 9, 2006

Signature: [Signature]  
Notary Public

My Commission Expires: 11-17-2025



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 001-071-02, 001-107-01  
b) 001-071-03, 001-072-04  
c) 001-072-02  
d) 001-073-01

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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

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

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

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

3. a. Total Value/Sales Price of Property \$ 6,250,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( )  
c. Transfer Tax Value: \$ 6,250,000.00  
d. Real Property Transfer Tax Due \$ 24,375.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
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 Jeffrey J. Bartley Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: The Jeffrey J. Bartley Amended  
Revocable Trust dated February 9,  
2006  
Address: 251 N Main St  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Eureka Gold Hotel, LLC, a Nevada  
limited liability company  
Address: 5851 S. Virginia Street  
City: Reno  
State: NV Zip: 89502

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

Print Name: Stewart Title Company Escrow # 1722481 MF  
Address: 5470 Kietzke Ln., Suite 230  
City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED