

APN: 005-400-14

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

*The undersigned affirms that this document  
does not contain any social security numbers  
or other personal information of any person.  
(Per NRS 239B.030)*

EUREKA COUNTY, NV  
LAND-GBS  
RPTT:\$1872.00 Rec:\$37.00  
Total:\$1,909.00  
NEVADA GOLD MINES LLC

**2022-248788**  
**09/28/2022 02:30 PM**  
Pgs=3



00016539202202487880030036  
KATHERINE J. BOWLING, CLERK RECORDER

**GRANT, BARGAIN AND SALE DEED**  
(With Reserved Royalty)

This Grant, Bargain, and Sale Deed ("Deed") is dated effective June 29, 2022, from American Innovative Minerals, LLC, a Nevada limited liability company ("Grantor"), to Nevada Gold Mines LLC, a Delaware limited liability company with an address of 1655 Mountain City Highway, Elko, NV 89801 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) in United States currency, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, and sell to Grantee, and to Grantee's successors and assigns forever, all of Grantor's rights, title and interest in and to the real property situated in Eureka County, State of Nevada, more particularly described as follows (the "Property"):

Parcel No. 005-400-14  
Township 29 North, Range 48 East, M.D.B.&M.  
Section 11: SE4

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

EXCEPTING AND RESERVING, HOWEVER, unto Grantor, and Grantor's successors and assigns forever, a production royalty in the amount of three percent (3%) of the Net Smelter Return on all minerals produced and sold from the Property. The term "Net Smelter Returns" shall mean the gross revenues from the sale of all minerals and products of minerals as stated in the refinery or smelter return or outturn statement, less the following costs, charges and expenses actually paid or incurred by Grantor: (i) charges for treatment in the smelting and refining

processes (including handling, sampling, assaying and representation costs; penalties and other processor deductions); and (ii) actual costs of transportation (including freight, insurance and security, costs incurred by reason of or in the course of such transportation) of concentrates, doré metal and products to the refinery or smelter, but not any charges or costs of transportation of minerals or ores from any mine on the Property to an autoclave, concentrator, crusher, heap or other leach process, mill or plant.

To have and to hold the Property described in this Deed unto Grantee, and Grantee's successors and assigns forever.

Grantor has executed Deed as of the date first written above.

**Grantor:**

**American Innovative Minerals, LLC, a  
Nevada limited liability company**

Per: \_\_\_\_\_

Name: GARRY BILES

Title: Manager

STATE/PROVINCE OF British Columbia )  
 ) ss.  
COUNTY/CITY OF Vancouver )

The foregoing instrument was acknowledged before me this 29 day of June, 2022, by Garry Biles, as the Manager of American Innovative Minerals, LLC, a Nevada limited liability company.

Sean R Hawkins  
Notary Public

My Commission Expires: N/A

**SEAN RD HAWKINS**  
Barrister & Solicitor  
**MAXIS LAW CORPORATION**  
Suite 910, 800 West Pender Street  
Vancouver, BC V6C 2V6  
Phone: 604.685.6100 Fax: 604.692.4900

# 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) 005-400-14 \_\_\_\_\_  
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:**

\$ 480,000.00

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 480,000.00

Real Property Transfer Tax Due: \$ 1,872.00

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 \_\_\_\_\_

Signature John Caple Capacity Land Manager

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: American Innovative Minerals, LLC

Address: 625 Howe Street, Suite 810

City: Vancouver

State: BC Zip: V6C 2T6

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Nevada Gold Mines LLC

Address: 1665 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)