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KATHERINE J. BOWLING, CLERK RECORDER

**SUVIVORSHIP DEED**

State of Nevada  
County of Elko

JOHN G. WEAR AND ELIZABETH A. WEAR, whose marital status is married, of Eureka County, State of Nevada, for valuable consideration paid, grant(s) with covenants, if any to John G. Wear and Elizabeth A. Wear, for their joint lives, remainder to the survivor of them, whose tax mailing address is, HC 66, Box 4-11, Beowawe, Nevada 89821, the following real property: situated in the County of Eureka in the State of Nevada and with the following legal description (also attached are copies of the quick claim deeds recorded in Eureka County, State of Nevada.

All that certain real property, within the townsite of Beowawe, situated in the County of Eureka, State of Nevada, more particularly described as follows:

Section 5, township 31 North, Range 49 East, MDM.

Assessor's Parcel Number: 003-514-03, Block 11, Lots 1 thru 5. (.075 acres)

Assessor's Parcel Number: 003-514-06 Block 11, Lots 9 thru 13. (0.40 acres)

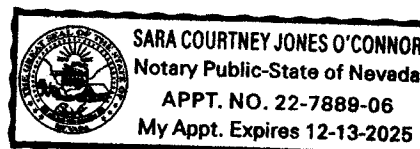
**Prior Instrument Reference: Book 549, page 0267, #0224221** (see attached copies of quick claim deed)

Executed this 30 day, of August, 2022.

JOHN G. WEAR

ELIZABETH A. WEAR

NOTARY SIGNATURE AND SEAL



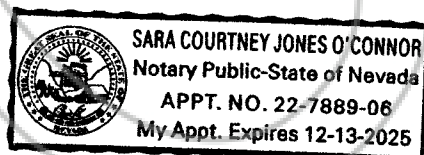
STATE OF NEVADA  
COUNTY OF EUREKA

On this 30 day of August, 2022, JOHN WEAR and ELIZABETH WEAR of HC66, Box 4-11, 20 and 30 Industrial Rd, Beowawe, Nevada 89821, county of Eureka, personally appeared before me, Sara Jones O'Connor, a Notary Public in and for the State of Nevada. Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

Subscribed and Sworn to me a Notary Public  
of the State of Nevada.  
Witness my hand and official seal.

Sara Jones O'Connor  
Notary Signature

John G. Wear  
John G. Wear  
Elizabeth A. Wear  
Elizabeth A. Wear



Recording Requested by and Return to:  
Elko Land and Livestock  
ATTN: Land Department  
1655 Mountain City Highway  
Elko, NV 89801

**Official Record**

Recording requested By  
ELKO LAND & LIVESTOCK CO

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: \$5.85 Recorded By: FES  
Book- 549 Page- 0267

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



0224221

**QUITCLAIM DEED**

THIS QUITCLAIM DEED is made effective this 1<sup>st</sup> day of May, 2013 between Elko Land and Livestock Company, a Nevada corporation, ("Grantor"), whose address is 1655 Mountain City Highway, Elko, Nevada 89801 and John G. Wear and Elizabeth A. Wear, husband and wife, ("Grantee"), whose address is HC 66, Box 4-11, Beowawe, Nevada 89821-9700.

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim unto Grantees, their successors and assigns, without warranty of title, all of Grantor's right, title and interest in and to that certain real property described on Exhibit "A", attached hereto, located in Eureka County, Nevada. (the "Property").

TOGETHER WITH all right, title, and interest in and to the improvements, rights, privileges, royalties, easements, reversions, remainders, rents, issues, and profits which are appurtenant to or obtained from such property.

EXCEPTING AND RESERVING to GRANTOR, its successors and assigns, all of GRANTOR'S right, title, interest and estate, (not previously reserved or excepted), in and to all minerals of every kind and nature, including clay, stone, building or construction minerals or materials, sand and gravel for construction purposes and mine development, and all water, water rights, and geothermal resources, existing upon, beneath the surface of, or within the Property, including the right of access to and from, entry upon and the use of so much of the surface thereof and the subsurface thereof as may be reasonably necessary to explore, develop and mine (by open pit, strip, underground, solution mining or any other method, including any method hereafter developed), extract, mill, store, remove and market therefrom all minerals; to use water developed by Grantor in conjunction with Grantor's exploration, development, mining or processing operations; to construct and use structures, facilities, equipment, roadways, railroads and haulageways, and all other appurtenances ("Production Facilities") installed on the Property for the purpose of producing, removing, treating or transporting minerals; and to mine and remove minerals from the Property through or by means of shafts, openings or pits and other works subject to reasonable compensation for surface occupation or damage caused thereby.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

GRANTOR:  
Elko Land and Livestock Company

By: [Signature]  
Name: Don Grahian VP/mgr  
Its: \_\_\_\_\_

STATE OF NEVADA       )  
                                  ) ss.  
COUNTY OF ELKO       )

On this 1<sup>st</sup> day of May, 2013, personally appeared before me, a Notary Public, Don Grahian, a Vice President of Elko Land and Livestock Company personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that he executed the above instrument in the above said capacities.

Rebecca Schow  
Notary Public

My Commission Expires:

9-21-2013



EXHIBIT "A"  
Property

All that certain real property, within the townsite of Beowawe, situated in the County of Eureka, State of Nevada, more particularly described as follows:

Section 5, Township 31 North, Range 49 East, MDM.

Assessor's Parcel Number: 003-514-03, Block 11, Lots 1 thru 5. (0.75 acres)

Assessor's Parcel Number: 003-514-06, Block 11, Lots 9 thru 13. (0.40 acres)



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 003-514-03  
b) 003-514-06  
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 \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

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

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

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

3. Total Value/Sales Price of Property

\$ 9572.00

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

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

Real Property Transfer Tax Due \$ \$39.00

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 Elizabeth Wear Capacity owner

Signature John Wear Capacity owner

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

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**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