

<b>A.P.N. No.:</b>	001-071-01
<b>R.P.T.T.</b>	\$2,587.65
<b>Escrow No.:</b>	23000110019
<b>Recording Requested By:</b>	
<b>Stewart Title</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Mehar Holdings LLC, a Nevada limited liability company	
PO Box 312	
Eureka, NV 89316	

<b>EUREKA COUNTY, NV</b>	<b>2023-249777</b>
RPTT:\$2587.65 Rec:\$37.00	
\$2,624.65 Pgs=3	<b>02/10/2023 10:35 AM</b>
STEWART TITLE GUARANTY COMPANY, NATIONAL	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sidhu Corporation Inc., a Nevada corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Mehar Holdings LLC, a Nevada limited liability company**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

**SUBJECT TO:**


1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

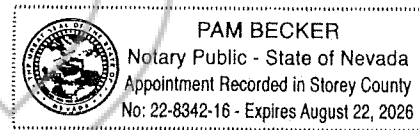
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 9th. 2023

Sarabjit K. Gill  
President/Director

This instrument was acknowledged before me on the 9th day of February, 2023  
By: Sarabjit K. Gill

Signature:   
Notary Public  
Pamela Becker



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File Number: 23000110019

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

Lots 24, 25, 26 and 27, 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.

EXCEPTING THEREFROM, 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, as reserved by the UNITED STATES OF AMERICA, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

APN: 001-071-01

## STATE OF NEVADA

### DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-071-01  
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 \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

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

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

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

3. Total Value/Sale Price of Property

\$663,201.00

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

Transfer Tax Value: \_\_\_\_\_ \$663,201.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$2,587.65

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 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 [Signature] Capacity As Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Sidhu Corporation Inc., a Nevada corporation  
Address: 9871 Clyde Ingalsbe Street  
City: Elk Grove  
State: CA Zip: 95624

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

Print Name: Mehar Holdings LLC, a Nevada limited liability company  
Address: PO Box 312  
City: Eureka  
State: NV Zip: 89316

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

Print Name: StewartTitle Guaranty Company - Commercial Services  
Address: 10345 Professional Circle, Suite 120  
City: Reno  
Escrow #: 23000110019  
State: NV Zip: 89521