

A.P.N. No.:	005-270-08, 005--270-09, 005-310-04
R.P.T.T.	\$ 982.80
File No.:	1975767 PA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
NEVADA GOLD MINES, LLC., a Delaware limited liability company	
1655 Mountain City Hwy	
Elko, NV 89801	

EUREKA COUNTY, NV	2023-250080
RPTT:\$982.80 Rec:\$37.00	
\$1,019.80 Pgs=3	05/04/2023 10:35 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert H. Weiss and Freida Weiss**, as Trustees of **THE ROBERT HAROLD WEISS & FREIDA WEISS TRUST** dated **May 19, 1992** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **NEVADA GOLD MINES, LLC.**, a Delaware 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 made a part hereof.

RESERVING UNTO the Grantor any oil, gas mineral, or subsurface rights of any kind, all of which shall be retained by Grantor. Grantor further reserves all right, title and interest in and to the mineral estate within the Subject Property including without limitation all of the right, title and interest in and to all of the ores, minerals, metals, coal, oil, gas and other hydrocarbons, industrial minerals and mineral materials, geothermal resources, barite, bentonite and other clays, including common clays and sand and gravel, aggregates, building stone and ballast, of every kind and character whatsoever, upon, under or within the Subject Property, and all by-products and co-products thereof, whether or not now known to exist or to have value, of whatever form or type, at whatever depth in whatever nature of deposit, whether solid, semi-solid, liquid, or gaseous, whether similar or dissimilar to any of these enumerated, and regardless of the method of extraction, whether by wells (including the use of input wells), mining by subterranean, open pit, surface, or strip mining, surface or subsurface leaching, in-situ methods or any other means or methods now or hereafter known or employed.

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: 4/24/2023

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

ROBERT HAROLD WEISS & FREIDA WEISS
TRUST dated May 19, 1992

By: [Signature]
Robert H. Weiss, Trustee

By: [Signature]
Freida Weiss, Trustee

State of Ar)
) ss
County of Yuma)

This instrument was acknowledged before me on the 24 day of April, 2023
By: Robert H. Weiss and Freida Weiss, as Trustees of THE ROBERT HAROLD WEISS & FREIDA
WEISS TRUST dated May 19, 1992

Signature: [Signature]
Notary Public

My Commission Expires: 5/9/23

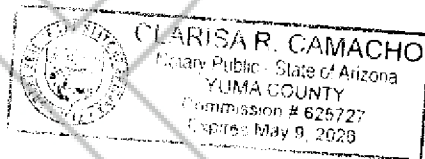


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 29: S1/2SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 29: NW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM any and all oil rights and 25% of Seller's mineral rights as reserved by Nevada Title Guaranty Company in deed recorded July 22, 1969, in Book 29, Page 571, Official Records of Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 29: S1/2NE1/4; NW1/4NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM any and all oil rights as reserved by First American Title Company of Nevada, formerly known as Nevada Title Guaranty Company, in deed recorded August 2, 1978, in Book 65, Page 138, Official Records of Eureka County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-270-08
 b) 005-270-09
 c) 005-310-04
 d) _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'Wind'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 \$ 252,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 252,000.00
 d. Real Property Transfer Tax Due \$ 982.80

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 Grantor _____
 Robert H. Weiss, Trustee
 Signature _____ Capacity Grantee _____
 Hilary N. Wilson, Secretary

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert H. Weiss and Freida Weiss, as Trustees of THE ROBERT HAROLD WEISS & FREIDA WEISS TRUST dated May 19, 1992
 Address: PO Box 26209
 City: Yuma
 State: AZ Zip: 85367

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: NEVADA GOLD MINES, LLC., a Delaware limited liability company
 Address: 1655 Mountain City Hwy
 City: Elko
 State: NV Zip: 89801

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1975767 PA
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801