

A.P.N. No.:	005-460-33
R.P.T.T.	\$ 35.10
File No.:	1975908 PA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
NEVADA GOLD MINES, LLC., a Delaware limited liability company	
1655 Mountain City Hwy	
Elko, NV 89801	

EUREKA COUNTY, NV	<b>2023-250081</b>
RPTT:\$35.10 Rec:\$37.00	
\$72.10 Pgs=4	05/04/2023 10:50 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Heather L Kelly and Michael Hoffman, wife and husband** 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.

**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: 4/18/23

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

Heather L Kelly  
Heather L Kelly

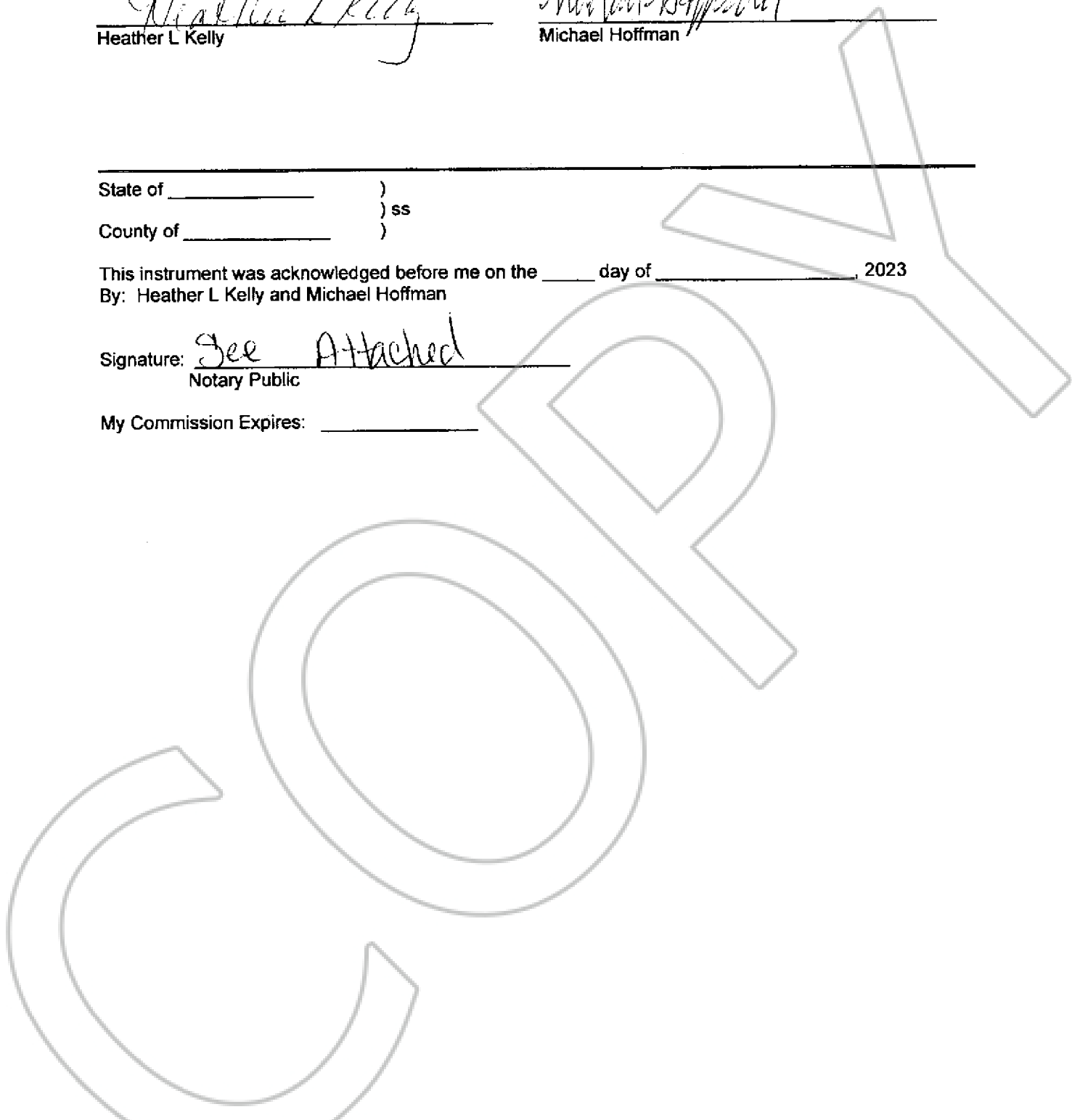
Michael Hoffman  
Michael Hoffman

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023  
By: Heather L Kelly and Michael Hoffman

Signature: See Attached  
Notary Public

My Commission Expires: \_\_\_\_\_



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Shasta }

On April 15 2023 before me, Christine D. Wacker, Notary Public,  
(Here insert name and title of the officer)

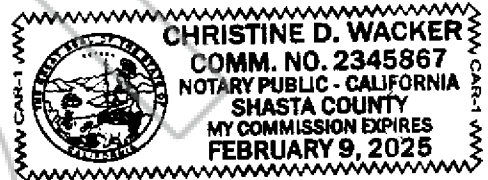
personally appeared Heather Leann Kelly & Michael Kenneth Hoffman  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that  
he/~~she~~~~they~~ executed the same in his/~~her~~~~their~~ authorized capacity(ies), and that by  
his/~~her~~~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christine D. Wacker  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Bergain  
(Title or description of attached document)

Sale Deed  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 4/18/2023

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**EXHIBIT "A"  
LEGAL DESCRIPTION**

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 25: S1/2SW1/4SW1/4;

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.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-460-33  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 8,700.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 8,700.00  
 d. Real Property Transfer Tax Due                                \$ 35.10

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 Heather L. Kelly Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee  
 Hiliary N. Wilson, Secretary

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Heather L Kelly and Michael Hoffman  
 Address: 22130 Duck Lane  
 City: Anderson  
 State: CA Zip: 96007

**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 # 1975908 PA  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED