

<b>A.P.N. No.:</b>	005-270-14
<b>R.P.T.T.</b>	\$ 748.80
<b>File No.:</b>	1976062 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>2023-250084</b>
RPTT:\$748.80 Rec:\$37.00	
\$785.80 Pgs=3	05/04/2023 11:32 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Tamara L Boyd** 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: 5-3-2023

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

Tamara L Boyd  
Tamara L Boyd

State of NEVADA )  
County of WASHOE ) ss

This instrument was acknowledged before me on the 3<sup>RD</sup> day of MAY, 2023  
By: Tamara L Boyd

Signature: [Handwritten Signature]  
Notary Public

My Commission Expires: 7/11/2025



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

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

Section 31: All;

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 25% of all mineral rights as reserved by Nevada Title Guaranty Company in deed recorded December 12, 1968 in Book 26, Page 447, Official Records, Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-270-14  
 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'/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                      \$ 192,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \_\_\_\_\_  
 c. Transfer Tax Value:    \$ 192,000.00  
 d. Real Property Transfer Tax Due                              \$ 748.80

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 Tamara L Boyd Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Tamara L. Boyd

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_  
 Hiliary Wilson, Secretary

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Tamara L Boyd  
 Address: 45 Eclipse Drive  
 City: Sparks  
 State: NV Zip: 89436

**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 # 1976062 PA  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801