

<b>A.P.N. No.:</b>	005-270-10
<b>R.P.T.T.</b>	\$1,404.00
<b>File No.:</b>	1975861 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>2023-250102</b>
RPTT:\$1404.00 Rec:\$37.00	
\$1,441.00 Pgs=3	<b>05/10/2023 11:14 AM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Karla McKenzie, Successor Trustee of the PATRICIA HANSEN LIVING TRUST dated August 1, 2004** 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.

**RESERVING UNTO the Grantor any geothermal, oil, gas, mineral, or subsurface rights of any kind, all of which and the rights to explore for and develop the same shall be reserved and retained by the Grantor herein.**

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: 5/8/2023

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

PATRICIA HANSEN LIVING TRUST dated August 1, 2004

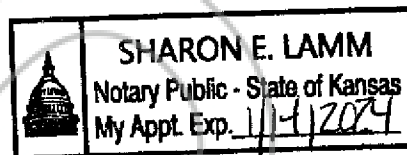
By: Karla McKenzie  
Karla McKenzie, Successor Trustee

State of Kansas )  
County of Johnson ) ss

This instrument was acknowledged before me on the 8 day of May, 2023  
By: Karla McKenzie, Successor Trustee of the PATRICIA HANSEN LIVING TRUST dated August 1, 2004

Signature: Sharon E. Lamm  
Notary Public

My Commission Expires: 1/14/2024



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

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

Section 29: SE1/4; N1/2SW1/4;

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.

FURTHER EXCEPTING THEREFROM any and all oil rights as reserved by Nevada Title Guaranty Company, in deed recorded July 30, 1969, in Book 30, Page 163, Official Records of Eureka County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-270-10  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 360,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 360,000.00  
 d. Real Property Transfer Tax Due                                \$ 1,404.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 Karla McKenzie Capacity Grantor  
 Karla McKenzie, Successor Trustee  
 Signature \_\_\_\_\_ Capacity Grantee  
 Hilary Wilson, Secretary

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Karla McKenzie, Successor Trustee of  
 the PATRICIA HANSEN LIVING  
 TRUST dated August 1, 2004  
 Address: 1235 S. Highland Ave., Apt. A306  
 City: Clearwater  
 State: FL Zip: 33756

**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 # 1975861 PA  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801