

APN #: 007-210-37

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Dorsey & Whitney LLP  
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EUREKA COUNTY, NV

**2023-250118**

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**05/22/2023 10:11 AM**

DORSEY & WHITNEY LLP

KATHERINE J. BOWLING, CLERK RECORDER

Space Above for County Recorder's Use

*Affirmation Statement:* The undersigned affirms that this document does not contain any social security numbers or other personal information of any person (per NRS 239B.030)

## **DEED OF PARTIAL RECONVEYANCE**

### **I. Request for Partial Reconveyance**

**Waterton Nevada Splitter, LLC**, a Nevada limited liability company, and **Waterton Nevada Splitter II, LLC**, a Nevada limited liability company, as beneficiary (hereinafter referred to, individually and collectively, as "**Beneficiary**"), is the owner of indebtedness described in that certain Deed of Trust, Assignment of Leases, Rents and Contracts, Security Agreement and Fixture Filing ("**Deed of Trust**") made as of October 15, 2021 and recorded on the same date in the Office of the Recorder for Eureka County, Nevada, as Document No. 2021-246475, by and from **Ruby Hill Mining Company, LLC**, a Nevada limited liability company, as trustor ("**Trustor**"), to **Matthew E. Jensen, Esq.**, as trustee ("**Trustee**"). Beneficiary does hereby request and direct Trustee, pursuant to Trustee's power under Section 1.12 of the Deed of Trust, to reconvey, without warranty, to the party or parties legally entitled thereto, the following described (and only the following described) property (the "**Reconveyed Property**"):

See **Exhibit A** hereto

Except for the partial reconveyance requested herein, nothing contained in this instrument shall be construed to otherwise affect in any manner the validity or enforceability of the Deed of Trust encumbering all other property or interest of Trustor, or the validity or enforceability of any obligations of Trustor for payment of the indebtedness or performance of any of the obligations secured by the Deed of Trust.

### **II. Deed of Partial Reconveyance**

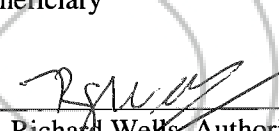
**Matthew E. Jensen, Esq.**, as Trustee, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, all of the estate now held by him under said Deed of Trust with respect to (and only with respect to) the Reconveyed Property. This Deed of Partial Reconveyance is made in response to the above **Request for Partial Reconveyance** from Beneficiary. This Deed of Partial Reconveyance applies only to the Reconveyed Property described in **Exhibit A** and no other property or interest described in the Deed of Trust. The remaining property and interests described in the Deed of Trust shall continue to be held by Trustee under the terms of the Deed of Trust.

IN WITNESS WHEREOF, Beneficiary and Trustee, acknowledging that this Deed of Partial Reconveyance may be executed in counterparts which taken together shall constitute one and the same document, have executed this instrument on the dates set forth in the acknowledgments below but effective as of May 17, 2023.

**WATERTON NEVADA SPLITTER, LLC,**  
as a Beneficiary

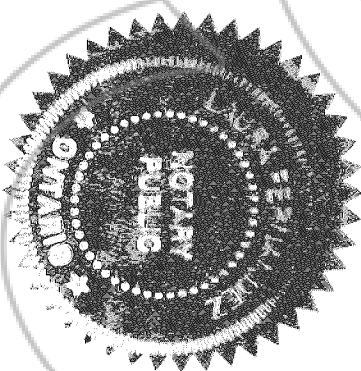
By:   
Richard Wells, Authorized Signatory

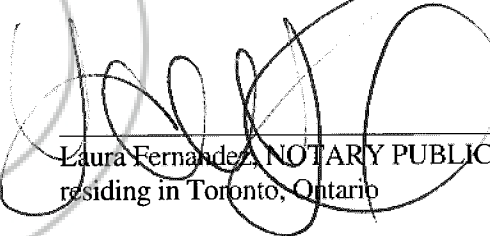
**WATERTON NEVADA SPLITTER II, LLC,**  
as a Beneficiary

By:   
Richard Wells, Authorized Signatory

PROVINCE OF ONTARIO     )  
  ) ss.  
COUNTY OF YORK         )

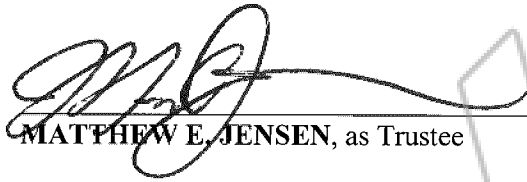
On this 17 day of May, 2023, personally appeared before me, a Notary Public, Richard Wells, an authorized signatory of WATERTON NEVADA SPLITTER, LLC, a Nevada limited liability company, and of WATERTON NEVADA SPLITTER II, LLC, a Nevada limited liability company, who acknowledged that he executed the above instrument on behalf of said entities.



  
Laura Fernandez, NOTARY PUBLIC,  
residing in Toronto, Ontario

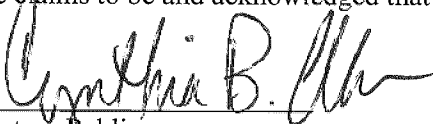
My commission does not expire

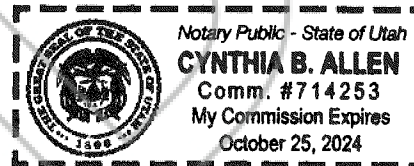
*(Trustee's Signature on Following Page)*

  
MATTHEW E. JENSEN, as Trustee

STATE OF UTAH                    )  
  )       ss.  
COUNTY OF SALT LAKE        )

On May 19<sup>th</sup>, 2023, before me personally appeared Matthew E. Jensen, the signer of the above instrument, whose identity was proved to me on the basis of satisfactory evidence to be the person who he claims to be and acknowledged that he signed the above instrument.

  
Notary Public  
My commission expires 10-25-24



## Exhibit A

### Description of Reconveyed Property Eureka County, Nevada

#### I. LAND

Township 21 North, Range 53 East, Mount Diablo Meridian:

Section 36: Lots 1, 2, 3 and 4, N1/2N1/2 and S1/2,

EXCEPTING AND EXCLUDING all that portion of said land as conveyed to Jerry Laverne Machacek and Trina Lynn Machacek, by Deed recorded September 28, 1981, in Book 98, Page 147, Official Records, Eureka County, Nevada, more particularly described as follows:

Township 21 North, Range 53 East, Mount Diablo Meridian:

Section 36: Beginning at the NW corner thereof,

Thence South 0°10'24" West 659.94 feet,

Thence North 45°05'22" East 934.75 feet to the North section line boundary,

Thence West 660.00 feet to the point of beginning.

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EXCEPTING AND EXCLUDING any and all appurtenant water rights other than those explicitly enumerated in Section II below.

#### II. WATER RIGHTS

All those, and only those, certain Water Rights situated in Eureka County, Nevada, more particularly described as follows:

Permit No.	Certificate No.	Duty (AFA)	Beneficial Use
26658	9076	2359.64	Irrigation
26659	9077	2359.64	Irrigation
26706	9078	1280.00	Irrigation
26707	9079	2359.64	Irrigation
26708	9080	2359.64	Irrigation
73118	17202		Stockwater

(End)