

A.P.N. No.:	005-410-15
R.P.T.T.	\$ 117.00
File No.:	1976254 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 Highway	
Elko, NV 89801	

EUREKA COUNTY, NV	2023-250732
RPTT:\$117.00 Rec:\$37.00	
\$154.00 Pgs=7	06/08/2023 10:12 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **T. Tapio Kartiala and Dianne M. Kartiala, as Trustees of the KARTIALA FAMILY TRUST dated August 1, 2001 and Pirkko Mariane Bastecki, a married woman as her sole and separate property and Eero Tapani Kartiala, a married man as his sole and separate property** 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: MAY 30, 2023

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

KARTIALA FAMILY TRUST dated August 1, 2001

By: T. Tapio Kartiala
T. Tapio Kartiala, Trustee

By: Dianne M. Kartiala
Dianne M. Kartiala, Trustee

Pirkko Mariane Bastecki

Eero Tapani Kartiala

State of California)
County of Los Angeles) ss

This instrument was acknowledged before me on the 30 day of May, 2023
By: T. Tapio Kartiala and Dianne M. Kartiala, as Trustees of the KARTIALA FAMILY TRUST dated August 1, 2001

Signature: Hannah R Carpenter
Notary Public

My Commission Expires: Apr 3, 2027



State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Pirkko Mariane Bastecki.

Signature: _____
Notary Public

My Commission Expires: _____

KARTIALA FAMILY TRUST dated August 1, 2001

By: _____
T. Tapio Kartiala, Trustee

By: _____
Dianne M. Kartiala, Trustee

Pirkko Marianne Bastecki
Pirkko Mariane Bastecki

Eero Tapani Kartiala

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: T. Tapio Kartiala and Dianne M. Kartiala, as Trustees of the KARTIALA FAMILY TRUST dated August 1, 2001

Signature: _____
Notary Public

My Commission Expires: _____

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Pirkko Mariane Bastecki.

Signature: _____
Notary Public

My Commission Expires: _____

See Attached Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Ventura)

On June 2, 2023 before me, Shacoya Braggs, Notary Public

June 2, 2023 Date Here Insert Name and Title of the Officer
personally appeared Dirkko Marianne Pastacki
Name(s) of Signer(s)

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.



Signature Shacoya Braggs
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Karttala family trust Document Date: June 2, 2023
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

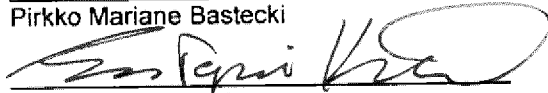
KARTIALA FAMILY TRUST dated August 1, 2001

By: _____
T. Tapio Kartiala, Trustee

By: _____
Dianne M. Kartiala, Trustee

**Please See Attached CA
All-Purpose Acknowledgment**

Pirkko Mariane Bastecki


Eero Tapani Kartiala



State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: T. Tapio Kartiala and Dianne M. Kartiala, as Trustees of the KARTIALA FAMILY TRUST dated August 1, 2001

Signature: _____
Notary Public

My Commission Expires: _____

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Pirkko Mariane Bastecki.

Signature: _____
Notary Public

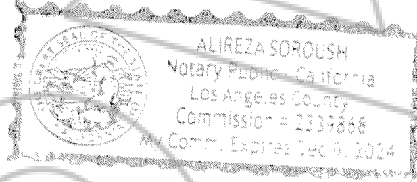
My Commission Expires: _____

State of California)
) ss
County of Los Angeles)

This instrument was acknowledged before me on the 02 day of 06, 2023
By: Eero Tapani Karttala.

Signature: *Alireza*
Notary Public

My Commission Expires: Dec 9, 2024



COPIES

**EXHIBIT "A"
LEGAL DESCRIPTION**

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

Section 23: NE1/4NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, lying in and under 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, Eureka County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-410-15
 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 \$ 30,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 30,000.00
 d. Real Property Transfer Tax Due \$ 117.00

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 T. Tapio Kartiala Capacity _____ Grantor _____
 T. Tapio Kartiala, Trustee
 Signature _____ Capacity _____ Grantee _____
 Hiliary Wilson, Secretary

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: T. Tapio Kartiala, Dianne M. Kartiala, as Trustees of the KARTIALA FAMILY TRUST dated August 1, 2001, Pirkko Mariane Bastecki, and Eero Tapani Kartiala
 Address: 12716 Dorina Place
 City: Granada Hills
 State: CA Zip: 91344

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

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1976254 PA
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801