

<b>A.P.N. No.:</b>	005-080-29
<b>R.P.T.T.</b>	\$ 624.00
<b>File No.:</b>	1976213 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 Highway	
Elko, NV 89801	

EUREKA COUNTY, NV	<b>2023-250734</b>
RPTT:\$624.00 Rec:\$37.00	
\$661.00 Pgs=3	<b>06/12/2023 11:33 AM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Catherine L. Murano, Sole Surviving Trustee of the MURANO FAMILY TRUST dated September 17, 2009** 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 oil, gas mineral, or subsurface rights of any kind, all of which shall be retained by Grantor**

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: 5/31/2023

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

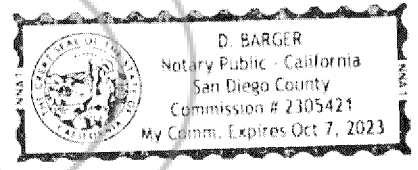
MURANO FAMILY TRUST dated September 17,  
2009

By: Catherine L. Murano  
Catherine L. Murano, Sole Surviving Trustee

State of California )  
County of San Diego ) ss

This instrument was acknowledged before me on the 31<sup>st</sup> day of May, 2023  
By: Catherine L. Murano, Sole Surviving Trustee of the MURANO FAMILY TRUST dated September 17,  
2009

Signature: D. Barger  
Notary Public  
My Commission Expires: 10/7/2023

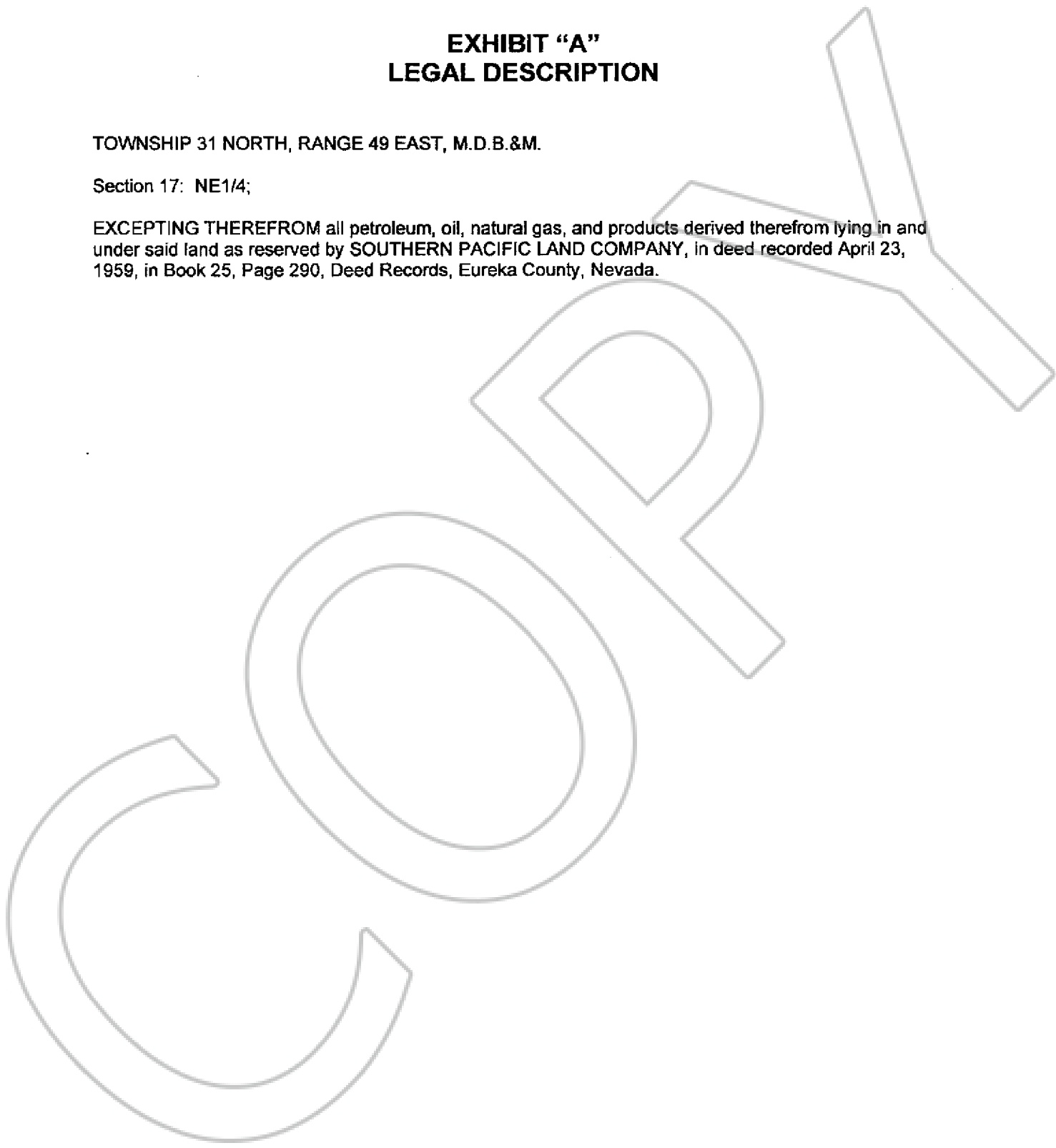


**EXHIBIT "A"  
LEGAL DESCRIPTION**

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 17: NE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by SOUTHERN PACIFIC LAND COMPANY, in deed recorded April 23, 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-080-29  
 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      \$ 160,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \_\_\_\_\_  
 c. Transfer Tax Value:      \$ 160,000.00  
 d. Real Property Transfer Tax Due      \$ 624.00

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 Catherine L. Murano Capacity \_\_\_\_\_ Grantor  
 Catherine L. Murano, Sole Surviving Trustee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee  
 Hiliary Wilson, Secretary

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Catherine L. Murano, Sole Surviving Trustee of the MURANO FAMILY TRUST dated September 17, 2009  
 Address: 2 Las Estrellas Loop Unit 3029  
 City: Rancho Mission Viejo  
 State: CA Zip: 92694

**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 # 1976213 PA  
 Address: 810 Idaho St  
 City: Elko State: NV Zip: 89801