

APN: 007-370-30

Mailing Address of Grantee or Other Person Requesting Recording:

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

M & M Nevada Ventures, LLC
1316 Buena Park Drive
Frisco, Texas 75033

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

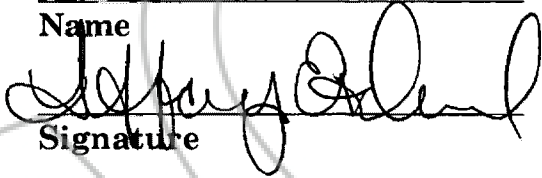
Tiffany Eklund

Paralegal

Name

Title

Signature



Title of Document Recorded:

Grant, Bargain and Sale Deed

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTOR hereby grants, bargains and sells all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEE:

Grantor: MICHEL AND MARGARET ANN ETCHEVERRY FAMILY LIMITED PARTNERSHIP, a California limited partnership.

Grantee: M & M NEVADA VENTURES, LLC, a Nevada limited liability company.

Taking title as: M & M NEVADA VENTURES, LLC, a Nevada limited liability company.

Estate conveyed: Fee simple.

Legal description of property conveyed:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

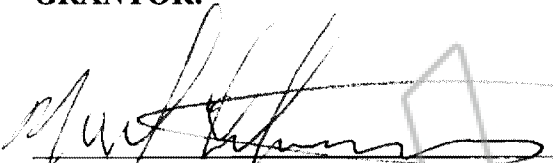
[SIGNATURES AND NOTARY APPEAR ON FOLLOWING PAGES]

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

GRANTOR:

DATED: 6-19-23, 2023

By: 
MICHAEL ETCHEVERRY

GRANTOR:

DATED: 6-15-23, 2023

By: 
MARK ETCHEVERRY

GRANTOR:

DATED: 6/16/23, 2023

By: 
MATTHEW ETCHEVERRY

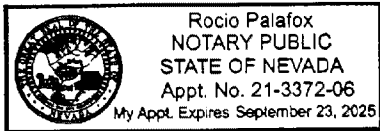
GRANTOR:

DATED: 6-15-23, 2023

By: 
MARTIN ETCHEVERRY

STATE OF Nevada,)
) SS.
COUNTY OF Elko.)

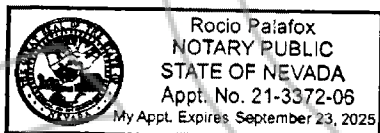
On June 15, 2023, personally appeared before me, a Notary Public,
Martin Etcheverry, personally known (or proved) to me to be the person whose
name is subscribed to the above instrument who acknowledged that he executed the above
instrument.



Rocio Palafox
NOTARY PUBLIC

STATE OF Nevada,)
) SS.
COUNTY OF Elko.)

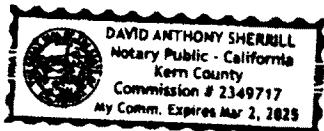
On June 15, 2023, personally appeared before me, a Notary Public,
Mark Etcheverry, personally known (or proved) to me to be the person whose
name is subscribed to the above instrument who acknowledged that he executed the above
instrument.



Rocio Palafox
NOTARY PUBLIC

STATE OF California)
) SS.
COUNTY OF Kern)

On June 16, 2023, personally appeared before me, a Notary Public, Matthew William Etcheverry, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

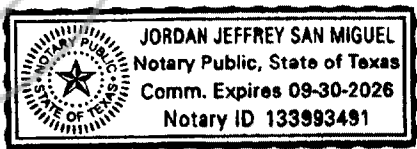


[Signature]
NOTARY PUBLIC

STATE OF Texas)
) SS.
COUNTY OF Denton)

On June 19th, 2023, personally appeared before me, a Notary Public, Michael Etcheverry personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

[Signature]
NOTARY PUBLIC



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EXHIBIT A

DRAFT

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

PARCEL 1:

Parcel 1, 2, 3 and 4 as shown on that certain Parcel Map for Donald E. Morrison and Alberta J. Morrison filed in the office of the County Recorder of Eureka County, State of Nevada, on February 5, 1999, as File No. 171884, being a portion of Section 21 and 22, Township 20 North, Range 53 East, M.D.B.&M..

EXCEPTING THEREFROM all oil and gas in and under said land, reserved by the United States of America in patent recorded September 30, 1965 in Book 8, Page 463, Official Records of Eureka County, Nevada.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 007-370-30
 b. _____
 c. _____
 d. _____

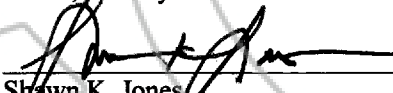
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 19,021
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

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  Capacity: Attorney
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michel and Margaret Ann Etcheverry
Family Limited Partnership
 Address: 7933 Calloway Drive
 City: Bakersfield
 State: CA Zip: 93314

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: M & M Nevada Ventures, LLC
 Address: 1316 Buena Park Drive
 City: Frisco
 State: TX Zip: 75033

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Wilson Barrows Salyer Jones Escrow # _____
 Address: 442 Court Street
 City: Elko State: Nevada Zip: 89801