

A.P.N. No.:	005-060-011, 004-290-14
R.P.T.T.	
File No.:	1976119 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 Hwy
	Elko, NV 89801

EUREKA COUNTY, NV
RPTT:\$468.00 Rec:\$37.00
\$505.00 Pgs=3
STEWART TITLE ELKO
KATHERINE J. BOWLING, CLERK RECORDER

2023-250759

06/27/2023 10:14 AM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **NEW NEVADA LANDS, LLC, a Mississippi limited liability company** 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 Elko, 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: 06/16/2023

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

NEW NEVADA LANDS, LLC, a Mississippi limited liability company

By: [Signature]
Heath A. Rushing,
Authorized Member of Conduit LLC, a
Florida limited liability company, as sole
member of and for New Nevada Lands,
LLC, a Mississippi limited liability company

State of Louisiana)
) ss
County of St Tammany)

This instrument was acknowledged before me on the 16 day of June, 2023
By: Heath A. Rushing as Authorized Member of Conduit LLC, as sole member of NEW NEVADA LANDS,
LLC, a Mississippi limited liability company

Signature: [Signature]
Notary Public

My Commission Expires: Upon Death

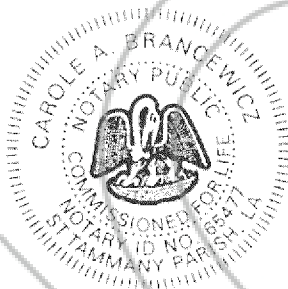
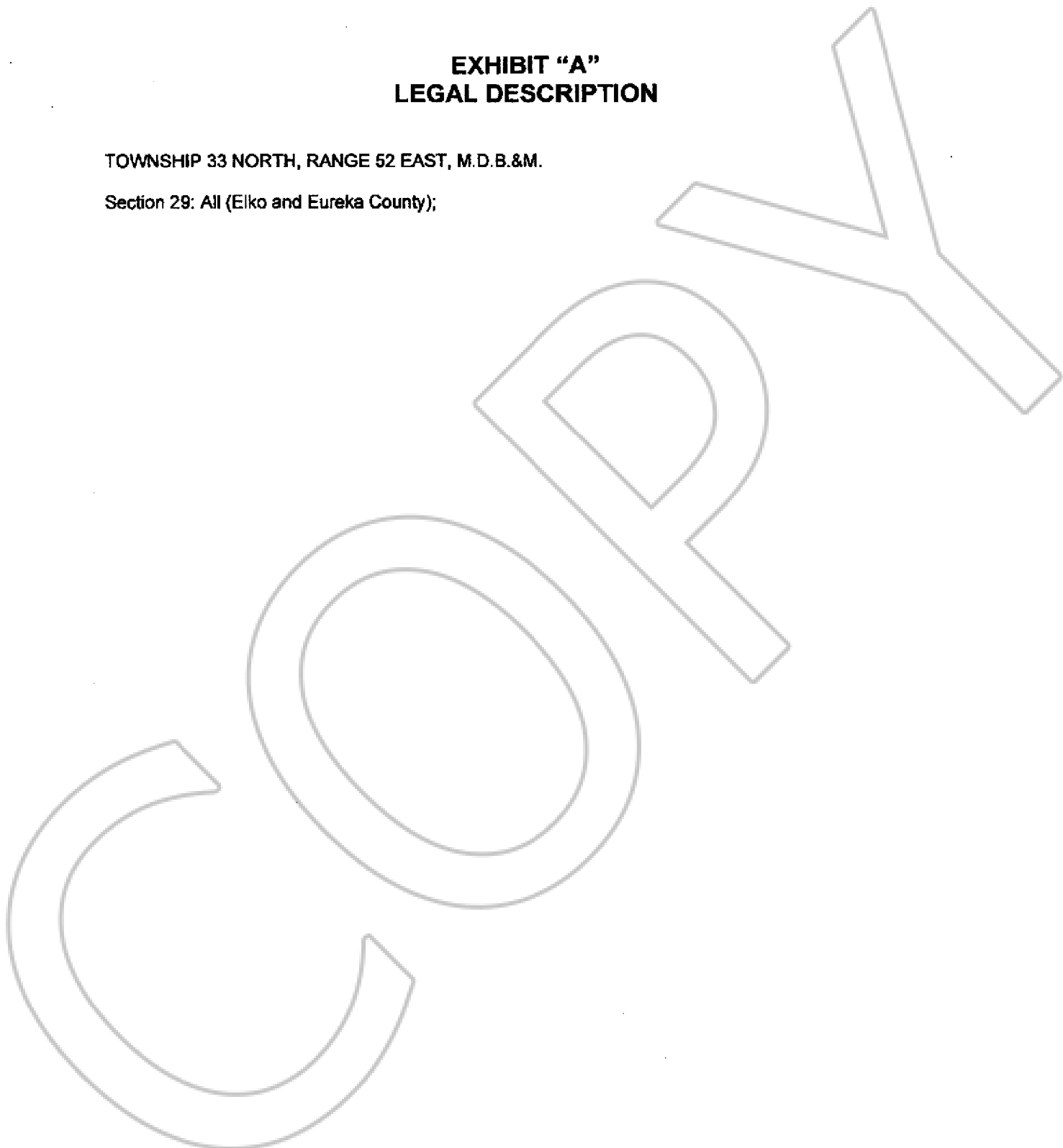


EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 33 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 29: All (Elko and Eureka County);



STATE OF NEVADA
DECLARATION OF VALUE FORM

3. Assessor Parcel Number(s)

- a) 004-290-14 – EUREKA COUNTY
b) _____
c) _____
d) _____

4. 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 \$ 120,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ 120,000.00
d. Real Property Transfer Tax Due \$ 468.00

6. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

7. 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 _____ Grantor
Heath A. Rushing, Authorized Member
Signature _____ Capacity _____ Grantee
Hilary Wilson, Secretary

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: NEW NEVADA LANDS, LLC, a
Mississippi limited liability company
Address: 4405 Commons Drive East, #301
City: Destin
State: FL Zip: 32541

**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 # 1976119 PA
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED