

APN #: N/A (water rights)

Recorded at the request of, and
When recorded, return to:

University of Nevada, Reno
Attn: General Counsel
1664 N. Virginia Street
Reno, NV 89557-0550

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=4
STEWART TITLE ELKO

2023-250906

08/25/2023 02:11 PM

KATHERINE J. BOWLING, CLERK RECORDER E02

Mail Tax Statement to: N/A (water rights)

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).

WATER RIGHTS DEED

(Eureka County)
(Allen Ranch)

THIS WATER RIGHTS DEED (Eureka County) (Allen Ranch) (this "Water Deed"), entered into effective as of the ____ day of April, 2023 ("Effective Date"), from Ruby Hill Mining Company, LLC, a Nevada limited liability company, with address of 5190 Neil Road, Suite 460, Reno, Nevada 89502 ("Grantor"), to the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno, with address of 1664 N. Virginia Street, Reno, Nevada 89557 ("Grantee").

Recitals

1. Grantor and Grantee entered into that certain Purchase and Sale Agreement dated July 22, 2021 (the "Agreement") for the sale of approximately 644 acres known as "Allen Ranch."
2. Pursuant to the Agreement, Grantor agreed, among other things, to cause Grantor to convey to Grantee all of Grantor's right, title, and interest in and to only certain water rights located in Eureka County, Nevada, more fully described in Exhibit A ("Water Rights") attached hereto and incorporated herein.
3. Pursuant to the Agreement, Grantor is contemporaneously executing a Grant, Bargain, and Sale Deed (the "Land Deed") for the land and other real property associated with Allen Ranch. The Land Deed reserves and excludes the conveyance of any and all appurtenant water right(s) not explicitly included within this Water Deed (the "Excluded Water Rights").
4. Pursuant to the Agreement, Grantee has agreed to various covenants surviving the Agreement that govern, in part, its use of the Excluded Water Rights on Allen Ranch.
5. Grantor executes this Water Deed with respect to the Water Rights in order to fulfill, in part, its obligations under the Agreement.

Conveyance

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged and confirmed, Grantor does hereby remise, release, and forever quitclaim unto Grantee all of Grantor's right, title, and interest in and to the Water Rights, including all permits, proofs, certificates and changes, described in Exhibit A, attached hereto and made a part hereof, provided that Grantor made no representations or warranties of any kind related to the Water Rights.

INCORPORATING BY REFERENCE the covenants made in the Agreement with respect to the Water Rights and Reserved Water Rights.

TO HAVE AND TO HOLD all and singular the Water Rights unto Grantee, its successors, and assigns forever.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Water Deed as of the Effective Date.

GRANTOR

Ruby Hill Mining Company, LLC

a Nevada limited liability company

By: _____

Name: Matthew Gili

Title: Manager



STATE OF Nevada)
) ss.
COUNTY OF Washoe)

The foregoing instrument was acknowledged before me this 5th day of April, 2023 by Matthew Gili, as a Manager of Ruby Hill Mining Company, LLC, a Nevada limited liability company, on behalf of the company.

WITNESS my hand and official seal.

Tyler Villanueva
Notary Public

My commission expires: March 14, 2026

EXHIBIT A

All 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	0.582	Stockwater

STATE OF NEVADA
DECLARATION OF VALUE FORM

Assessor Parcel Number(s)

- a. 007-210-37
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
i. Other *Water Rights

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property: \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
c. Transfer Tax Value \$ _____
d. Real Property Transfer Tax Due: \$ EXEMPT

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 2
b. Explain Reason for Exemption: Transfer of Title in favor of an agency or instrumentality of the State of Nevada (University)

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 Grantor

Signature [Signature]

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ruby Hill Mining Company, LLC, a Nevada limited liability company

Address: 9650 Gateway Drive, Suite 202
Reno, NV 89521

City, State, Zip Code

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno

Address: 1664 N. Virginia Street (MS 0550)
Reno, NV 89557

City, State, Zip Code

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc.

Escrow No.: 02008065-CD

Address: 5441 Kietzke Lane, Suite 100

City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED