

<b>A.P.N. No.:</b>	001-101-04
<b>R.P.T.T.</b>	\$2,242.50
<b>Escrow No.:</b>	86272
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
CHAMPS FUEL, INC., a Nevada Corporation	
11700 W Charleston Blvd #170-747	
Las Vegas, NV 89135	

EUREKA COUNTY, NV	<b>2023-250936</b>
RPTT:\$2242.50 Rec:\$37.00	
\$2,279.50 Pgs=3	<b>08/31/2023 04:17 PM</b>
COW COUNTY TITLE CO.	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **G&DMINOLETTI LLC, a Nevada Limited Liability Company who erroneously acquired title as a Nevada Corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CHAMPS FUEL, INC., a Nevada Corporation**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

That portion of the Southwest Quarter (SW1/4) of Section 13, Township 19 North, Range 53 East, M.D.B. & M., being within Block 36 of the Town of Eureka, as shown on the Federal Townsite Map recorded January 6, 1880 in the Office of the County Recorder of Eureka County, Nevada as Map No. 25, a copy of which was recorded July 30, 1971 as File No. 55582, Eureka County, Nevada records, more particularly described as follows:

**PARCEL 1:**

Lots 8 and 9 in Block 36 of the Town of Eureka, County of Eureka, State of Nevada.

Also, all of the North portion of Lot 10 in Block 36, which is more particularly described as follows:

Beginning at the Northwest corner of Lot 10 in Block 36;  
 Thence North 72°10' East, along the North side of Lot 10, a distance of 112.15 feet to the Northeast corner of Lot 10;  
 Thence South 17°45' East, a distance of 20 feet, along the East end line of Lot 10 to a point;  
 Thence South 72°10' West, parallel with the North side line of Lot 10 to the West end line of Lot 10;  
 Thence North 72°50' East, along the West end line of Lot 10, a distance of 20 feet, to the Northwest corner of Lot 10, the place of beginning.

**PARCEL 2:**

Lots 11, 12 and 13 in Block 36 of the Town of Eureka, County of Eureka, State of Nevada.

Also, all that portion of Lot 10 in Block 36, which is more particularly described as follows:

Beginning at the Southwest corner of Lot 10 in Block 36;  
Thence North 72°10' East, along the South side line of Lot 10 to the Southeast corner of Lot 10;  
Thence North along the East end line of Lot 10, a distance of 10 feet to a point on the East end line of Lot 10;  
Thence South 72°10' West and parallel with the South side line of Lot 10, to the West end line of Lot 10;  
Thence South 17°50' East, along the West end line of Lot 10, a distance of 10 feet to the Southwest corner of Lot 10, the place of beginning.

Also, all that part of Lot 14 in Block 36, which is more particularly described as follows:

Beginning at the Northwest corner of Lot 14 in Block 36;  
Thence North 72°10' East, along the North side line of Lot 14, to the Northeast corner of Lot 14;  
Thence South 17°45' West, a distance of 24.76 feet to a point on the East end line of Lot 14;  
Thence South 77°41'30" East, a distance of 112.53 feet to a point on the West end line of Lot 14;  
Thence North 17°50' West, along the West end line of Lot 14, a distance of 13.93 feet to the Northwest corner of Lot 14, the place of beginning.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded April 17, 2019 as File No. 2019-238453, Eureka County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 001-101-04

SUBJECT TO:

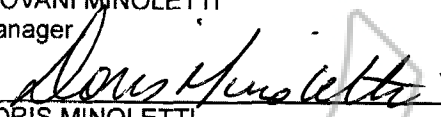
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Deed of Trust to record concurrently herewith.

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: AUGUST 23, 2023

G&D MINOLETTI LLC,  
A NEVADA LIMITED LIABILITY COMPANY

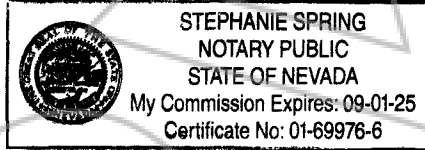
  
\_\_\_\_\_  
GIOVANI MINOLETTI  
Manager

  
\_\_\_\_\_  
DORIS MINOLETTI  
Manager

State of NEVADA )  
 ) ss.  
County of ELKO )

This instrument was acknowledged before me on the 23 day of AUGUST, 2023  
By: GIOVANI MINOLETTI and DORIS MINOLETTI, Managers of G&D MINOLETTI LLC, a Nevada  
Limited Liability Company.

Signature: Stephanie Spring  
Notary Public  
Expiration Date: 09-01-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-101-04 \_\_\_\_\_
- 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 \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$575,000.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_ \$575,000.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$2,242.50

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 *[Signature]* Capacity Grantor  
 G&D MINOLETTI LLC, a Nevada Limited Liability Company

Signature \_\_\_\_\_ Capacity Grantee  
 CHAMPS FUEL, INC., a Nevada Corporation

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

Print Name: G&D MINOLETTI LLC, a Nevada Limited Liability Company  
 Address: P.O. Box 67  
 City: Eureka  
 State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: CHAMPS FUEL, INC., a Nevada Corporation  
 Address: 11700 W Charleston Blvd #170-747  
 City: Las Vegas  
 State: NV Zip: 89135

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Cow County Title Co. Escrow #: 86272  
 Address: 761 S. Raindance Drive  
 City: Pahrump State: NV Zip: 89048

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**