

<b>A.P.N. No.:</b>	008-040-01
<b>R.P.T.T.</b>	\$1,560.00
<b>File No.:</b>	2087712 TF
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b> <i>Same as below</i>	
<b>When Recorded Mail To:</b>	
Richard James Kniefel and Anne Barbara Kniefel	
PO Box 523	
Eureka, NV 89310	

EUREKA COUNTY, NV **2023-251095**  
RPTT:\$1560.00 Rec:\$37.00  
\$1,597.00 Pgs=3 **09/21/2023 04:09 PM**  
STEWART TITLE COMPANY - NV  
KATHERINE J. BOWLING, CLERK RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nevada Vanadium LLC, a Nevada limited liability company, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to ~~Richard James Kniefel and Anne Barbara Kniefel~~, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows: husband and wife, as joint tenants

TOWNSHIP 19 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 16: W1/2NE1/4; E1/2NW1/4; SW1/4NW1/4; NW1/4SW1/4;  
Section 17: SE1/4NE1/4; NE1/4SE1/4;

**\*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: September 15th, 2023

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

Nevada Vanadium LLC, a Nevada limited liability  
company

By: Ronald Espell  
Ronald Espell  
Its: Manager

State of Florida )  
County of Sarasota ) ss

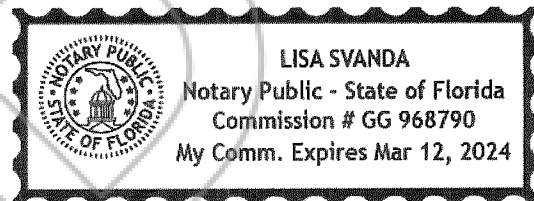
This instrument was acknowledged before me on the 15 day of September, 2023  
By: Ronald Espell.

Signature: Lisa Svanda  
Notary Public Lisa Svanda

Produced passport as identification

My Commission Expires: 3/12/2024

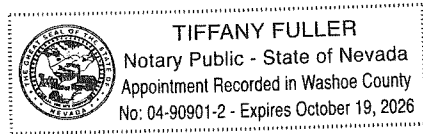
Notarization using 2way Audio/Video technology.



State of Nevada  
County of Washoe

I certify that this is a true and correct copy of an electronic document printed by me or under my supervision. I further certify that, at the time of printing, no security features present on the electronic document indicated any changes or errors in an electronic signature or other information in the electronic document since its creation or execution.

Dated September 15, 2023



Notary Public  
Tiffany Fuller

(Seal, if any)

(Added to NRS by 2021, 1163)

DRAFT

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 008-040-01  
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 \$ 400,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 400,000.00  
d. Real Property Transfer Tax Due \$ 1,560.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

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 \_\_\_\_\_ Title Agent \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: Nevada Vanadium LLC, a Nevada  
limited liability company  
Address: PO Box 451  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Richard Kniefel and Anne Kniefel  
Address: PO Box 523  
City: Eureka  
State: NV Zip: 89310

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

Print Name: Stewart Title Company Escrow # 2087712 TF  
Address: 5390 Kietzke Ln., Suite 101  
City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED