

<b>A.P.N. No.:</b>	005-080-18, 005-260-14 (PORTION OF)
<b>R.P.T.T.</b>	\$1,310.40
<b>File No.:</b>	1976235 PA
<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>	
NEVADA GOLD MINES LLC., a Delaware limited liability company	
1655 Mountain City Highway	
Elko, NV 89801	

EUREKA COUNTY, NV	<b>2024-251660</b>
RPTT:\$1310.40 Rec:\$37.00	
\$1,347.40 Pgs=3	<b>02/09/2024 10:00 AM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## 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 Eureka, 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: 1/31/2024

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 LA )  
County of St. Tammany ) ss

This instrument was acknowledged before me on the 31 day of JAN, 2024  
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

TRACY A SALVAGGIO  
Notary Public #84772  
State of Louisiana

My Commission Expires: \_\_\_\_\_ My Commission is issued for Life

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Parcel 1, as shown on that certain Parcel Map for New Nevada Lands, LLC filed in the Office of the County Recorder of Eureka County, State of Nevada, on December 5, 2023, as File No. 2023-251340, being a portion of Section 7, Township 31 North, Range 49 East, Mount Diablo Base and Meridian.

Parcel 1, as shown on that certain Parcel Map for New Nevada Lands, LLC filed in the Office of the County Recorder of Eureka County, State of Nevada, on December 5, 2023, as File No. 2023-251341, being a portion of Section 9, Township 30 North, Range 49 East, Mount Diablo Base and Meridian.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 005-080-18 (PORTION OF )  
b) 005-260-14 (PORTION OF )  
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**

\$ 336,000.00

**b. Deed in Lieu of Foreclosure Only (value of property)**

( )

**c. Transfer Tax Value:**

\$ 336,000.00

**d. Real Property Transfer Tax Due**

\$ 1,310.40

**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 \_\_\_\_\_

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 Highway

City: Elko

State: NV Zip: 89801

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

Print Name: Stewart Title Company

Escrow # 1976235 PA

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED