

**RECORDING COVER PAGE**

**APN# 003-581-10, 005-170-30, 005-240-33,  
001-114-01, 001-115-01, 005-010-40, 005-070-  
05, 005-520-24, 009-240-06, 009-260-12, 009-  
290-09, 001-184-04, 008-160-02**



KATHERINE J. BOWLING, CLERK RECORDER

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Quitclaim Deed

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Julie Cardinalli

**RETURN TO: Name CLIPPER LLC**

**Address PO Box 17537**

**City/State/Zip Reno, NV 89511**

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name Tony Cardinalli CPA**

**Address PO Box 17537**

**City/State/Zip Reno, NV 89511**

This page provides additional information required by NRS 111.312 Sections 1-2.  
To print this document properly, do not use page scaling.  
P:\Common\Forms & Notices\Cover Page Template Oct2017

**QUITCLAIM DEED**  
(Individual to LLC)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Julie Cardinalli**, hereinafter referred to as "Grantor", does hereby quitclaim unto **Clipper LLC**, a Limited Liability Company organized under the laws of the state of **Nevada**, hereinafter "Grantee", all the right, title, and interest in and to the following lands and property, together with all improvements located thereon, lying in the County of Eureka, State of Nevada, to-wit:

*See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full.*

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

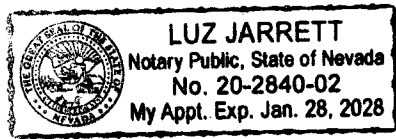
WITNESS Grantor(s) hand(s) this the 9<sup>th</sup> day of May, 2021. 2024

Julie Cardinalli  
Signature

Julie CARDINALLI  
Print Name

State of Nevada  
County of Washoe

This instrument was acknowledged before me on May 9, 2024 (date) by  
Julie Cardinalli (name(s) of person(s)).



Luz Jarrett  
(Signature of notarial officer)

\_\_\_\_\_  
Title (and Rank)

**Grantor(s) Name, Address, phone:**  
Julie Cardinalli  
PO Box 17537  
Reno, NV 89511

**Grantee(s) Name, Address, phone:**  
CLIPPER LLC  
PO Box 17537  
Reno, NV 89511

**SEND TAX STATEMENTS TO GRANTEE**

## EXHIBIT A

- 1) The real property located in Eureka, Nevada, APN: 003-581-10, more particularly described as follows, to wit:

*Lot Eleven (11), in Block One (1), Pallisade Townsite.*

- 2) The real property located in Eureka, Nevada, APN: 005-170-30, more particularly described as follows, to wit:

*Mount Diablo Meridian, Nevada.*

*Sec. 17, Twp. 30, R. 48*

*N ½ SE ¼ ; containing 80 acres,  
and*

*SE ¼ SE ¼ ; containing 40 acres.*

- 3) The real property located in Eureka, Nevada, APN: 005-240-33, more particularly described as follows, to wit:

*Mount Diablo Meridian, Nevada.*

*N ½ of NE ¼ of NE ¼ , Sec. 33, T. 30 N., R. 48 E.,*

*containing 20 acres.*

- 4) The real property located at 241 S. O'Neil Avenue in Eureka, Nevada, APN: 001-114-01, more particularly described as follows, to wit:

*Lots 1 through 8, Block 61, Eureka Townsite*

- 5) The real property located at 240 S. O'Neil Avenue in Eureka, Nevada, APN: 001-115-01, more particularly described as follows, to wit:

*Lots 1 through 5, Block 71, Eureka Townsite*

- 6) The real property located in Eureka, Nevada, APN: 005-010-40, more particularly described as follows, to wit:

*Mount Diablo Meridian, Nevada.*

*Section 13, Township 31, Range 48*

*NW ¼ NW ¼*

*Containing 40 acres, more or less.*

- 7) The real property located in Eureka, Nevada, APN: 005-070-05, more particularly described as follows, to wit:

*Mount Diablo Meridian, Nevada.*

*Section 35, Township 31, Range 48*

*NE ¼ NE ¼*

*Containing 38.94 acres, more or less.*

8) The real property located in Eureka, Nevada, APN: 005-520-24, more particularly described as follows, to wit:

*Mount Diablo Meridian, Nevada*  
*SE ¼ of SW ¼, Sec. 19, T. 29N., R. 49 E.,*  
*Containing 40 acres.*

9) The real property located in Eureka, Nevada, APN: 009-240-06, more particularly described as:

*Patented Mines:*

*One-half ( ½ ) Jefferson*

*U.S. Sur No. 84*

*Patent No. 2293*

10) The real property located in Eureka, Nevada, APN: 009-260-12, more particularly described as:

*Patented Mine – Clipper Lode,*

*U.S. Sur. No. 155*

*Patent No. 4454*

*Patented Mine – Golden Rule Lode*

*U.S. Sur. No. 132*

*Patent No. 3943*

*Patented Mine – Sentinel*

*U.S. Sur. No. 305*

*Patent No. 11969*

11) The real property located in Eureka, Nevada, APN: 009-290-09, more particularly described as:

*Patented Mines:*

*One-half ( ½ ) Bromide*

*U.S. Sur No. 44*

*One-half ( ½ ) Irish Imbassador*

*U.S. Sur No. 202A*

*Patent No. 5393*

*Millsite:*

*One-half ( ½ ) Irish Imbassador*

*U.S. Survery No. 202B*

12) The real property located at 300 Bullion Street in Eureka, Nevada, APN: 001-184-04, more particularly described as:

*East 55 ½' of Block 67; Lot 1; Block 121; All of Block 84; All of Block 85; Eureka Townsite*

13) The real property located in Eureka, Nevada, APN: 008-160-02, more particularly described as:

*All the parcels of land sitate in the Eureka Mining District County of Eureka, State of Nevada, and bounded and described as follows, to-wit:*

*John Potter Millsite*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-581-10
- b) 005-170-30
- c) 005-240-33
- d) 001-114-01

- e) 001-115-01
- f) 005-010-40
- g) 005-070-05
- h) 005-520-24
- i) 009-240-06
- j) 009-260-12
- k) 009-290-09
- l) 001-184-04
- m) 008-160-02

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 62,536  
 Transfer Tax Value: ( \_\_\_\_\_ )  
 Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
- b. Explain Reason for Exemption: TRANSFER TO BUSINESS ORGANIZATION FROM PERSON WHO OWNS 100% OF CONVEYANCE TRANSACTION.

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 Julie Cardinali Capacity OWNER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: JULIE CARDINALI  
 Address: 1480 BERMUDA CIR.  
 City: RENO  
 State: NV Zip: 89509

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

Print Name: CLIPPER LLC  
 Address: PO BOX 17537  
 City: RENO  
 State: NV Zip: 89511

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

# SECRETARY OF STATE



STATE OF NEVADA

## NEVADA STATE BUSINESS LICENSE

CLIPPER LLC

**Nevada Business Identification # NV20212199538**

**Expiration Date: 08/31/2024**

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

**License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 01/12/2024.

FRANCISCO V. AGUILAR  
Secretary of State



Certificate Number: B202401124262547

You may verify this certificate  
online at <http://www.nvsos.gov>

**FRANCISCO V. AGUILAR**  
Secretary of State

**DEPUTY BAKKEDAHL**  
Deputy Secretary for  
Commercial Recordings

**STATE OF NEVADA**



**OFFICE OF THE  
SECRETARY OF STATE**

Commercial Recordings & Notary Division  
401 N. Carson Street  
Carson City, NV 89701  
Telephone (775) 684-5708  
Fax (775) 684-7138  
North Las Vegas City Hall  
2250 Las Vegas Blvd North, Suite 400  
North Las Vegas, NV 89030  
Telephone (702) 486-2880  
Fax (702) 486-2888

Tony Cardinalli  
2290 Stowe Dr  
RENO, NV 89511, USA

**Work Order #: W2024011200264**  
January 12, 2024  
Receipt Version: 1

**Special Handling Instructions:**

**Submitter ID: 104241**

**Charges**

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Annual List	Fees	20243753184	1/12/2024 8:29:48 AM	Approved	1	\$150.00	\$150.00
Annual List	Business License Fee	20243753184	1/12/2024 8:29:48 AM	Approved	1	\$200.00	\$200.00
Annual List	Business License Late Fee	20243753184	1/12/2024 8:29:48 AM	Approved	1	\$100.00	\$100.00
Annual List	Annual List Late Fee	20243753184	1/12/2024 8:29:48 AM	Approved	1	\$75.00	\$75.00
Total							\$525.00

**Payments**

Type	Description	Payment Status	Amount
Credit Card	7050769757386923303063	Success	\$525.00
Credit Card	Service Fee	Success	\$13.13
Total			\$538.13

**Credit Balance: \$0.00**

Tony Cardinalli  
2290 Stowe Dr  
RENO, NV 89511, USA



**FRANCISCO V. AGUILAR**  
Secretary of State

**DEPUTY BAKKEDAHL**  
Deputy Secretary for  
Commercial Recordings

**STATE OF NEVADA**



**OFFICE OF THE  
SECRETARY OF STATE**

*Commercial Recordings Division*  
401 N. Carson Street  
Carson City, NV 89701  
Telephone (775) 684-5708  
Fax (775) 684-7138  
  
North Las Vegas City Hall  
2250 Las Vegas Blvd North, Suite 400  
North Las Vegas, NV 89030  
Telephone (702) 486-2880  
Fax (702) 486-2888

**Business Entity - Filing Acknowledgement**

01/12/2024

**Work Order Item Number:** W2024011200264 - 3395022  
**Filing Number:** 20243753184  
**Filing Type:** Annual List  
**Filing Date/Time:** 01/12/2024 08:29:48 AM  
**Filing Page(s):** 2

**Indexed Entity Information:**

**Entity ID:** E16752652021-2

**Entity Name:** CLIPPER LLC

**Entity Status:** Active

**Expiration Date:** None

**Non-Commercial Registered Agent**

Tony Cardinalli

75 McCabe DR #17537, Reno, NV 89511, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

A handwritten signature in black ink that reads "FV Aguilar".

FRANCISCO V. AGUILAR  
Secretary of State



**FRANCISCO V. AGUILAR**  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-5708  
 Website: [www.nvsos.gov](http://www.nvsos.gov)  
[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

# Annual or Amended List and State Business License Application

**ANNUAL**  **AMENDED** (check one)

**List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:**

**CLIPPER LLC**  
 NAME OF ENTITY

**NV20212199538**

Entity or Nevada Business  
 Identification Number (NVID)

**TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT**

**IMPORTANT:** Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- Corporation
  - This corporation is publicly traded, the Central Index Key number is:
- Nonprofit Corporation (see nonprofit sections below)
- Limited-Liability Company
- Limited Partnership
- Limited-Liability Partnership
- Limited-Liability Limited Partnership
- Business Trust
- Corporation Sole

Filed in the Office of  Secretary of State State Of Nevada	Business Number <b>E16752652021-2</b> Filing Number <b>20243753184</b> Filed On <b>01/12/2024 08:29:48 AM</b> Number of Pages <b>2</b>
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Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

**CHECK ONLY IF APPLICABLE**

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- 001 - Governmental Entity
- 006 - NRS 680B.020 Insurance Co. provide license or certificate of authority number

**For nonprofit entities formed under NRS chapter 80:** entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

- Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption Code 002

**For nonprofit entities formed under NRS Chapter 81:** entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

- Unit-owners' Association
- Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

**For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box**

Does the Organization intend to solicit charitable or tax deductible contributions?

- No - no additional form is required
- Yes - the "Charitable Solicitation Registration Statement" is required.
- The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

**\*\*Failure to include the required statement form will result in rejection of the filing and could result in late fees.\*\***



FRANCISCO V. AGUILAR  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
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 Website: [www.nvsos.gov](http://www.nvsos.gov)  
[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

**Annual or Amended List  
 and State Business License  
 Application - Continued**

**Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:**

CORPORATION, INDICATE THE MANAGING MEMBER:

**Julie Cardinali** USA  
 Name Country

**75 McCabe Dr #17537** **Reno** **NV** **89511**  
 Address City State Zip/Postal Code

---

CORPORATION, INDICATE THE MANAGING MEMBER:

**Tony Cardinali** USA  
 Name Country

**75 McCabe Dr #17537** **Reno** **NV** **89511**  
 Address City State Zip/Postal Code

---

CORPORATION, INDICATE THE MANAGING MEMBER:

**JT Cardinali** USA  
 Name Country

**75 McCabe Dr #17537** **Reno** **NV** **89511**  
 Address City State Zip/Postal Code

---

CORPORATION, INDICATE THE MANAGING MEMBER:

**Fran Franklin** USA  
 Name Country

**75 McCabe Dr #17537** **Reno** **NV** **89511**  
 Address City State Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

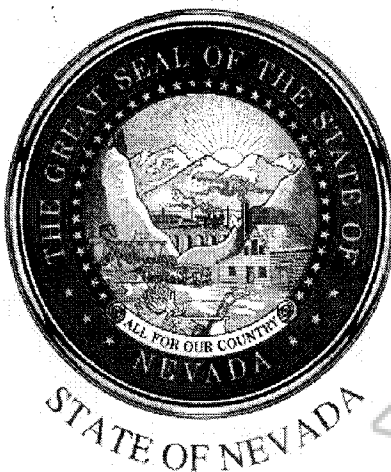
I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

**X** **Julie Cardinali**  
 Signature of Officer, Manager, Managing Member,  
 General Partner, Managing Partner, Trustee,  
 Subscriber, Member, Owner of Business,  
 Partner or Authorized Signer FORM WILL BE RETURNED IF

**Manager** **01/11/2024**  
 Title Date

UNSIGNED

# SECRETARY OF STATE



## NEVADA STATE BUSINESS LICENSE

CLIPPER LLC

**Nevada Business Identification # NV20212199538**

**Expiration Date: 08/31/2024**

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**License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.**



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 01/12/2024.

FRANCISCO V. AGUILAR  
Secretary of State

Certificate Number: B202401124262547

You may verify this certificate  
online at <http://www.nvsos.gov>