

APN: N/A (Mineral Rights)

When recorded, return to:  
Marvel & Marvel, Ltd.  
275 Hill Street, #250  
Reno, NV 89501

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=14  
MARVEL & MARVEL, LTD  
KATHERINE J. BOWLING, CLERK RECORDER E07

**2025-254842**  
**07/11/2025 11:07 AM**

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

### **MINERAL DEED AND ASSIGNMENT OF MEMBERSHIP INTEREST**

THIS INDENTURE is made and entered into this **30** day of June, 2025, by and between **ASH ROYALTY HOLDINGS, LLC**, a California limited liability company, by and through all of its Members ("Grantor"); and **LORETTA M. DANKO, TRUSTEE OF THE LORETTA M. DANKO SURVIVOR'S TRUST u/a/d July 7, 1988** (THE DENNIS AND LORETTA DANKO FAMILY TRUST) ("Grantee").

#### **RECITALS:**

WHEREAS, Grantor operates its company business under the Operating Agreement of Ash Royalty Holdings, LLC, dated January 1, 2013.

WHEREAS, Grantee is resigning and withdrawing as a member of Grantor and Grantor and its remaining individual members have unanimously agreed to transfer, convey and assign to Grantee all of Grantee's undivided right, title, interest and estate in and to the mineral, leasehold and royalty interest hereinafter described constituting all of Grantee's undivided membership interest in Grantor.

#### **WITNESSETH:**

NOW THEREFORE, the said Grantor, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell, assign, transfer and convey unto the said Grantee, and her successors and assigns, an undivided twenty percent (20%) of all of Grantor's twenty-two and 50/100 percent (22.5%) (i.e., four and 50/100% percent (4.5%)) right, title and interest in and to the mineral estate of all that certain property situate, lying and being in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto, made a part hereof and incorporated herein by this reference. Said undivided twenty percent (20%) interest of Grantor in and to said mineral estate relates to the entire undivided membership interest of Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988 therein.

TOGETHER WITH an undivided twenty percent (20%) of Grantor's right, title and interest in and to that certain Mining Lease and Memorandum of Mining Lease dated August 20, 1982, and the Lease Amendment Agreement and Memorandum of Lease Amendment dated March 18, 1993, including twenty percent (20%) of Grantor's twenty-two and 50/100 percent (22.5%) of an eighteen percent (18%) royalty (i.e., 81/100% (.81%)) of all royalties payable to Grantor thereunder, entered into by and between Grantor and Newmont Gold Company (fka Carlin Gold Mining Company), constituting all of the right, title and membership interest of Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988 in Grantor.

TOGETHER WITH an undivided twenty percent (20%) of all of Grantor's twenty-two and 50/100 percent (22.5%) (i.e., four and 50/100% percent (4.5%)) right, title, interest and estate in and to all oil, gas, minerals, and mineral deposits of whatever kind and nature, and all geothermal resources in any and every form, located within, on, or beneath the surface of said land, or any portion thereof, including such undivided 20% interest in Grantor's right to use and consume so much of the surface thereof as may be required in prospecting, or exploring for, locating, drilling, developing, mining, producing, removing and transporting said oil, gas, minerals, mineral deposits, and geothermal resources, and including any leases, rentals and/or royalties thereon, relating to all of the right, title and membership interest of Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988 in Grantor.

TOGETHER WITH an undivided twenty percent (20%) of all of Grantor's twenty-two and 50/100 percent (22.5%) (i.e., four and 50/100% percent (4.5%)) right, title and interest in and to the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, relating to all of the right, title and membership interest of Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988 in Grantor.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee and its successors and assigns.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first hereinabove written.

**GRANTOR:**

**ASH ROYALTY HOLDINGS, LLC, a  
California limited liability company**

By: \_\_\_\_\_  
James F. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
James Ash

By: \_\_\_\_\_  
Charles E. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Charles Ash

By: *Marilyn L. Hanna* *trustee*  
Marilyn L. Hanna, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Marilyn L. Hanna

By: \_\_\_\_\_  
Loretta M. Danko, Trustee of the  
Loretta M. Danko Survivor's Trust  
u/a/d July 7, 1988 (The Dennis and  
Loretta Danko Family Trust)

By: \_\_\_\_\_  
Robert C. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Robert Ash

**ACKNOWLEDGEMENT, RATIFICATION AND CONSENT OF SPOUSE**

Susan J. Ash, spouse of Robert C. Ash, hereby joins in the execution of this Mineral Deed and Assignment of Membership Interest for the purpose of acknowledging, ratifying and consenting to the execution by Robert C. Ash of this indenture.

Dated this \_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Susan J. Ash

IN WITNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first hereinabove written.

**GRANTOR:**

**ASH ROYALTY HOLDINGS, LLC, a  
California limited liability company**

By: \_\_\_\_\_  
James F. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
James Ash

By: \_\_\_\_\_  
Charles E. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Charles Ash

By: \_\_\_\_\_  
Marilyn L. Hanna, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Marilyn L. Hanna

By: \_\_\_\_\_  
Loretta M. Danko, Trustee of the  
Loretta M. Danko Survivor's Trust  
u/a/d July 7, 1988 (The Dennis and  
Loretta Danko Family Trust)

By: *Robert C. Ash*  
Robert C. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Robert Ash

**ACKNOWLEDGEMENT, RATIFICATION AND CONSENT OF SPOUSE**

Susan J. Ash, spouse of Robert C. Ash, hereby joins in the execution of this Mineral Deed and Assignment of Membership Interest for the purpose of acknowledging, ratifying and consenting to the execution by Robert C. Ash of this indenture.

Dated this 27 day of June, 2025.

*Susan J. Ash*  
Susan J. Ash

IN WITNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first hereinabove written.

**GRANTOR:**

**ASH ROYALTY HOLDINGS, LLC, a  
California limited liability company**

By: \_\_\_\_\_  
James F. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
James Ash

By: Charles E. Ash Trustee  
Charles E. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Charles Ash

By: \_\_\_\_\_  
Marilyn L. Hanna, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Marilyn L. Hanna

By: \_\_\_\_\_  
Loretta M. Danko, Trustee of the  
Loretta M. Danko Survivor's Trust  
u/a/d July 7, 1988 (The Dennis and  
Loretta Danko Family Trust)

By: \_\_\_\_\_  
Robert C. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Robert Ash

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Dated this \_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Susan J. Ash

IN WITNESS WHEREOF, the said Grantor has executed this Deed as of the day and year first hereinabove written.

**GRANTOR:**

**ASH ROYALTY HOLDINGS, LLC, a  
California limited liability company**

By: \_\_\_\_\_  
James F. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
James Ash

By: \_\_\_\_\_  
Charles E. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Charles Ash

By: \_\_\_\_\_  
Marilyn L. Hanna, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Marilyn L. Hanna

By: Loretta M. Danko, Trustee  
Loretta M. Danko, Trustee of the  
Loretta M. Danko Survivor's Trust  
u/a/d July 7, 1988 (The Dennis and  
Loretta Danko Family Trust)

By: \_\_\_\_\_  
Robert C. Ash, Trustee of the Ash  
Family GST Non-Exempt Trust FBO  
Robert Ash

**ACKNOWLEDGEMENT, RATIFICATION AND CONSENT OF SPOUSE**

Susan J. Ash, spouse of Robert C. Ash, hereby joins in the execution of this Mineral Deed and Assignment of Membership Interest for the purpose of acknowledging, ratifying and consenting to the execution by Robert C. Ash of this indenture.

Dated this \_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Susan J. Ash

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On June 26, 2025 before me, Monica Gomez, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared James F. Ash  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Monica Gomez  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Mineral Deed & Assignment  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, James F. Ash, Trustee of the Ash Family GST Non-Exempt Trust FBO James Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument as a Member for and on behalf of said Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ARIZONA }  
COUNTY OF COCONINO } SS

On JUNE 26, 2025, personally appeared before me, a Notary Public, Marilyn L. Hanna, Trustee of the Ash Family GST Non-Exempt Trust FBO Marilyn L. Hanna, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as a Member for and on behalf of said Limited Liability Company.

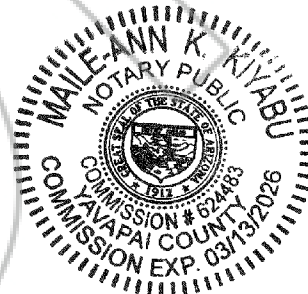
Marilyn L. Hanna

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Robert C. Ash, Trustee of the Ash Family GST Non-Exempt Trust FBO Robert Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument as a Member for and on behalf of said Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC



STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, James F. Ash, Trustee of the Ash Family GST Non-Exempt Trust FBO James Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument as a Member for and on behalf of said Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

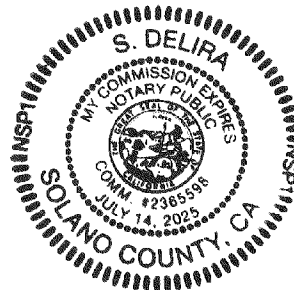
On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Marilyn L. Hanna, Trustee of the Ash Family GST Non-Exempt Trust FBO Marilyn L. Hanna, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as a Member for and on behalf of said Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF California }  
COUNTY OF Los Angeles } SS

On June 27, 2025, personally appeared before me, a Notary Public, Robert C. Ash, Trustee of the Ash Family GST Non-Exempt Trust FBO Robert Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument as a Member for and on behalf of said Limited Liability Company.

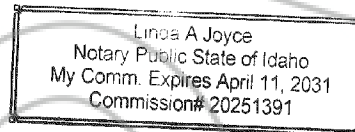
S. Delira  
NOTARY PUBLIC



STATE OF IDAHO }  
COUNTY OF BONNER } SS

On 06/26/2025, 2025, personally appeared before me, a Notary Public, Charles E. Ash, Trustee of the Ash Family GST Non-Exempt Trust FBO Charles Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument as a Member for and on behalf of said Limited Liability Company.

  
NOTARY PUBLIC



STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988 (The Dennis and Loretta Danko Family Trust), personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as a Member for and on behalf of said Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Susan J. Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as consenting spouse of Member, Robert C. Ash.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Charles E. Ash, Trustee of the Ash Family GST Non-Exempt Trust FBO Charles Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument as a Member for and on behalf of said Limited Liability Company.

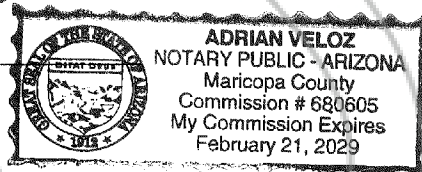
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF AZ }  
COUNTY OF Maricopa } SS

On 6/26/2025, 2025, personally appeared before me, a Notary Public, Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988 (The Dennis and Loretta Danko Family Trust), personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as a Member for and on behalf of said Limited Liability Company.



NOTARY PUBLIC



STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Susan J. Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as consenting spouse of Member, Robert C. Ash.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Charles E. Ash, Trustee of the Ash Family GST Non-Exempt Trust FBO Charles Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument as a Member for and on behalf of said Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_, 2025, personally appeared before me, a Notary Public, Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988 (The Dennis and Loretta Danko Family Trust), personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as a Member for and on behalf of said Limited Liability Company.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF California }  
COUNTY OF Los Angeles } SS

On June 27, 2025, personally appeared before me, a Notary Public, Susan J. Ash, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed said instrument as consenting spouse of Member, Robert C. Ash.

S. Delira  
NOTARY PUBLIC



**EXHIBIT "A"**  
to  
**MINERAL DEED AND ASSIGNMENT  
OF MEMBERSHIP INTEREST**

All that certain property situate, lying and being in the County of Eureka, State of Nevada, more particularly described as follows:

Township 34 North, Range 51 East, M.D.B.&M.:

Section 35: Lots 1; 2; 4; 5; 7; 8; 9; 10; 11;  
E1/2NW1/4 SW1/4; NE1/4SW1/4;  
NW1/4 NE1/4; E1/2 SW1/4NE1/4;  
E1/2NE1/4NW1/4; NW1/4SE1/4  
Eureka County, Nevada

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

N/A (Mineral Rights)

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 Mineral Rights

3. a) Total Value/Sales Price of Property:

\$ 0

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

( \$ )

c) Transfer Tax Value:

\$

d) Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section:

7

b. Explain reason for exemption: **A transfer of title to a trust without consideration and a certificate of trust is presented at the time of transfer.**

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  
(Grantor):

Dustin Marvel  
Dustin Marvel

Capacity: Authorized Signer

Signature  
(Grantee):

Dustin Marvel

Capacity: Authorized Signer

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

Print Name: Ash Royalty Holdings, LLC

Address: 1363 Moraga Drive

City: Los Angeles

State: CA Zip: 90049

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

Loretta M. Danko, Trustee of The  
Loretta M. Danko Survivor's Trust  
u/a/d July 7, 1988

Print Name: u/a/d July 7, 1988  
Address: 10941 E. Buckskin Trail

City: Scottsdale

State: AZ Zip: 85255

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

Print Name: Marvel & Marvel, Ltd.

Address: 217 Idaho Street

City: Elko

File Number: \_\_\_\_\_

State: NV

Zip: 89801