APN: N/A (Mineral Rights)

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

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.

**EUREKA COUNTY, NV**RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=14

2025-254843

07/11/2025 11:07 AM

MARVEL & MARVEL, LTD

KATHERINE J. BOWLING, CLERK RECORDER E07

### MINERAL DEED AND ASSIGNMENT OF PARTNERSHIP INTEREST

THIS INDENTURE is made and entered into this **30** day of June, 2025, by and between **ASH**, **DANKO**, **HANNA** and **CO**., a California general partnership (fka ASH, DANKO, HODGE and CO, and ASH, ACKERSON, HODGE and CO.), by and through all of its Partners, "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 partnership business under the Restated Partnership Agreement dated June 1, 1989, under the current name of "Ash, Danko, Hanna and Co."

WHEREAS, Grantee is resigning and withdrawing as a partner of Grantor and Grantor and its remaining individual partners 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 interests hereinafter described constituting all of Grantee's undivided partnership 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 partnership 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 partnership 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 partnership 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 partnership 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]

#### **GRANTOR:**

ASH, DA	NKO	, HAN	NA an	ad CO	., a	California
general	parti	iership	(fka	a AS	Н,	DANKO,
HODGE	and	CO.;	and,	ASH,	AC	KERSON,
HODGE	and C	O.)		The same of the sa		\ \

By:	W-1.10h
-	James F. Ash, General Partner
By:	
<	Marilyn L. Hanna, Trustee of the Marilyn
1	L. Hanna Trust, General Partner
By:	
·	Robert C. Ash, General Partner
Dyn	
By:	Charles E. Ash, Trustee of the Charles and
1	Sally Ash Family Trust, General Partner
By:	
-	Loretta M. Danko, Trustee of the Loretta M.
	Danko Survivor's Trust u/a/d July 7, 1988

## 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 Partnership Interest for the purpose of acknowledging, ratifying and consenting to the execution by Robert C. Ash of this indenture.

Dated this day of June, 202:	5.
//	
_ / /	
	Susan J. Ash

GRANTOR:  ASH, DANKO, HANNA and CO., a California general partnership (fka ASH, DANKO, HODGE and CO.; and, ASH, ACKERSON, HODGE and CO.)
By: James F. Ash, General Partner
By: Acid Laure truste Marilya L'Hanna, Trustee of the Marilyn L. Hanna Trust, General Partner
By: Robert C. Ash, General Partner
By:  Charles E. Ash, Trustee of the Charles and Sally Ash Family Trust, General Partner
By:  Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988
FIFICATION AND CONSENT OF SPOUSE
Ash, hereby joins in the execution of this Mineral Deed

## ACKNOWLEDGEMENT, RAT

Susan J. Ash, spouse of Robert C. and Assignment of Partnership Interest for the purpose of acknowledging, ratifying and consenting to the execution by Robert C. Ash of this indenture.

Dated this day of June, 2025.	
. / /	
	Susan J. Ash

#### **GRANTOR:**

ASH, DANKO, HANNA and CO., a California general partnership (fka ASH, DANKO, HODGE and CO.; and, ASH, ACKERSON, HODGE and CO.)

By:	
-	James F. Ash, General Partner
By:	
4	Marilyn L. Hanna, Trustee of the Marilyn
N	L. Hanna Trust, General Partner
By:	Left ccl
•	Robert C. Ash, General Partner
By:	
Vy.	Charles E. Ash, Trustee of the Charles and
1	Sally Ash Family Trust, General Partner
By:	
•	Loretta M. Danko, Trustee of the Loretta M.

Danko Survivor's Trust u/a/d July 7, 1988

# 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 Partnership 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

irst hereinabove written.	GRANTOR:
	ASH, DANKO, HANNA and CO., a California general partnership (fka ASH, DANKO, HODGE and CO.; and, ASH, ACKERSON, HODGE and CO.)
	By:  James F. Ash. General Partner
	By:  Marilyn L. Hanna, Trustee of the Marilyn L. Hanna Trust, General Partner
	By: Robert C, Ash, General Partner
	By: Charles E. Ash, Trustee of the Charles and Sally Ash Family Trust, General Partner
	By:  Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988
ACKNOWLEDGEMENT, RATI	FICATION AND CONSENT OF SPOUSE
Susan J. Ash, spouse of Robert C. A and Assignment of Partnership Interest consenting to the execution by Robert C. A	ash, hereby joins in the execution of this Mineral Deed for the purpose of acknowledging, ratifying and ash of this indenture.
Dated this day of June, 2025.	Susan J. Ash

<u>G</u>	RANTOR:
ge H	SH, DANKO, HANNA and CO., a California eneral partnership (fka ASH, DANKO, ODGE and CO.; and, ASH, ACKERSON, ODGE and CO.)
ACKNOWLEDGEMENT, RATIFI  Susan I. Ash, spouse of Robert C. Ash	y:  Marilyn L. Hanna. Trustee of the Marilyn L. Hanna Trust, General Partner  y:  Robert C. Ash, General Partner  y:  Charles E. Ash, Trustee of the Charles and Sally Ash Family Trust, General Partner  by:  Loretta M. Danko, Trustee of the Loretta M. Danko Survivor's Trust u/a/d July 7, 1988  CATION AND CONSENT OF SPOUSE  , hereby joins in the execution of this Mineral Deed or the purpose of acknowledging, ratifying and
	Susan J. Ash
	A BLOGAY A . C SOLL

<u> </u>	<u> </u>	<u> </u>	<u> </u>
A notary public or other officer completing this cert document to which this certificate is attached, and no			
State of California County of Los Angeles	)		
On JUN 76, 1076 before me,	Monic	a Gomez, Notary Pu	blic ,
'Date	Ad. F	Here Insert Name and Tit	le of the Officer
personally appeared	HSN		
		ame(s) of Signer(s)	
who proved to me on the basis of satisfactors subscribed to the within instrument and ackn his/her/their authorized capacity(ies), and that bor the entity upon behalf of which the person(s	owledge by his/he	ed to me that he/she/ther/their signature(s) on the	ey executed the same in instrument the person(s),
· · · · · · · · · · · · · · · · · · ·	of th		PERJURY under the laws t the foregoing paragraph
MONICA GOMEZ Notary Public - California Los Angeles County Commission # 2375487 My Comm. Expires Sep 18, 2025	1	NESS my hand and offic ature <i>Lawoa</i>	ial seal.
Place Notary Seal Above	OPTION		of Notary Public
Though this section is optional, completing t fraudulent reattachment of	this infoi	rmation can deter alterat	
Description of Attached Document Title or Type of Document:  Document Date:  Signer(s) Other Than Named Above:	ed & F	Assignment Number of	of Pages:
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:	[ [ [		☐ General orney in Fact ardian or Conservator

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On	, 2025, persona	lly appeared before	me, a Notary Public,
James F. Ash, personally known to	me to be the pers	son whose name is su	ibscribed to the above
instrument who acknowledged that	t he executed said	l instrument as Gene	ral Partner for and on
behalf of said Partnership.		~	\ \
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STATE OF HRIZANA COUNTY OF COCONINO On June 26	, 2025, persona	ally appeared before	me, a Notary Public,
Marilyn L. Hanna, Trustee of the	Marilyn L. Hann	a Trust, personally k	nown to me to be the
person whose name is subscribed to	to the above instru	iment who acknowle	dged that she executed
said instrument as General Partner	for and on behalf	of said Partnership.	
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James F. Ash, personally known to r	ne to be the person whose name is subscribed to the above
instrument who acknowledged that I	he executed said instrument as General Partner for and on
behalf of said Partnership.	~ \ \
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Marilyn L. Hanna, Trustee of the N	Marilyn L. Hanna 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 General Partner fo	or and on behalf of said Partnership.
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- Robert C. Ash personally known to	) me to be the beison whose name is subscribed to the above
instrument who acknowledged that	he executed said instrument as General Partner for and on
behalf of said Partnership.	
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	instrument who acknowledged that he
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On	be the person whose name is subscribed
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On, 2025, personall Susan J. Ash, personally known to me to be the person instrument who acknowledged that she executed said in	y appeared before me, a Notary Public, on whose name is subscribed to the above instrument as consenting spouse of partner,
Robert C. Ash.  NOTARY PUBLIC	

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On	, 2025, personally appeared before me, a Notary Public,
	s and Sally Ash Family Trust, personally known to me to be
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On 06/6	, 2025, personally appeared before me, a Notary Public,
Loretta M. Danko, Trustee of the I	Loretta M. Danko Survivor's Trust under The Dennis and
Loretta Danko Family Trust, persona	ally known to me to be the person whose name is subscribed
to the above instrument who acknow	ledged that she executed said instrument as General Partner
for and on behalf of said Partnership.	
12/ 1/200	
22/10/10/10	ADRIAN VELOZ NOTARY PUBLIC - ARIZONA
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	_, 2025, personally appeared before me, a Notary Public,
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Susan J. Ash, personally known to	me to be the person whose name is subscribed to the above she executed said instrument as consenting spouse of partner,
	she executed said this dument as consenting spouse of partner,
Robert C. Ash.	
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Charles E. Ash, Trustee of the Charles	, 2025, personany appear	ed before me, a Notary Public,
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Loretta M. Danko, Trustee of the I	Loretta M. Danko Survivo	r's Trust under The Dennis and
Loretta Danko Family Trust, persona	lly known to me to be the	person whose name is subscribed
to the above instrument who acknow	ledged that she executed s	aid instrument as General Partner
for and on behalf of said Partnership.		
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Susan I Ash personally known to	me to be the person whose	name is subscribed to the above
instrument who acknowledged that	she executed said instrume	nt as consenting spouse of partner,
Robert C. Ash.		
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	Page 5 of 6	COUNTRACT

#### EXHIBIT "A"

to.

#### MINERAL DEED AND ASSIGNMENT OF PARTNERSHIP 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. a)	Type of Property Vacant Land b) Single Fam. Re	oc.		\ \
a) c)	Condo/Twnhse d) 2-4 Plex	CS.	,	
e)	Apt. Bldg. f) Comm'l/Ind'1		<	
g)	Agricultural h) Mobile Home			
i)				
3.	a) Total Value/Sales Price of Property:		\$ 0	
	b) Deed in Lieu of Foreclosure Only (value of pro	operty)	(_\$	
	c) Transfer Tax Value:		_\$	
	d) Real Property Transfer Tax Due	1	\$ 0	
4.	If Exemption Claimed:		Marine .	/ /
	a. Transfer Tax Exemption, per 375.090, Section		767	_ /
	b. Explain reason for exemption: A transfer certificate of trust is presented at the time of			st without consideration and a
5.	Partial Interest: Percentage being transferred:	10	7.	
sup part rest	The undersigned declares and acknowledges, un S 375.110, that the information provided is correct ported by documentation if called upon to substantities agree that disallowance of any claimed exemptalt in a penalty of 10% of the tax due plus interest at Seller shall be jointly and severally liable for any a	to the best ate the inlition, or other 1% per 1	st of their if formation her determ nonth. Pu	information and belief, and can be provided herein. Furthermore, the ination of additional tax due, may rsuant to NRS 375.030, the Buyer
	nature antor):  Dustin Maryel	Ca <sub>j</sub>	pacity:	Authorized Signer
	nature antee): Dustin Manual	Caj	pacity:	Authorized Signer
	SELLER (GRANTOR) INFORMATION		BUYER	(GRANTEE) INFORMATION
	(REQUIRED)	and the same of th		(REQUIRED)
Drie	nt Name: Ash, Danko, Hanna and Co.	Dei	nt Name:	Loretta M. Danko, Trustee of The Loretta M. Danko Survivor's Trust u/a/d July 7, 1988
	dress: 1363 Moraga Drive	•		10941 E. Buckskin Trail
Cit	v: Los Angeles	Cit	v: Scot	tsdale
Stat		Sta		
CO	MPANY/PERSON REQUESTING RECORDIN	NG (regu	ired if not	t seller or buyer)
Pri	nt Name: Marvel & Marvel, Ltd.	File Nu		
	dress 217 Idaho Street v: Elko	Stata:	NV	Zip: 89801
City	. LIKU	State:	TAA	Zip02001