

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=4

MARVEL & MARVEL, LTD

KATHERINE J. BOWLING, CLERK RECORDER E08

**2025-254844**

**07/11/2025 11:29 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 ROYALTY INTERESTS**

THIS INDENTURE is made and entered into this 30<sup>th</sup> day of June, 2025, by and between **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)** ("Grantor"); and **FRANCO-NEVADA U.S.A. CORPORATION**, a Delaware corporation, ("Grantee").

#### **RECITALS:**

WHEREAS, Grantor acquired all of Grantor's right, title and interest in and to the subject mineral estate, leasehold interests and appurtenant royalty interests, being Grantor's ownership interests previously held by Grantor in Ash, Danko, Hanna and Co., a California general partnership, and Ash Royalty Holdings, LLC, a California limited liability company, respectively, by Mineral Deed and Assignment of Partnership Interest dated June 30, 2025, and by Mineral Deed and Assignment of Membership Interest dated June 30, 2025, which documents were recorded on the 11<sup>th</sup> day of July, 2025 in the Office of the Recorder of Eureka County, Nevada, as Document Nos. 2025-254843 and 2025-254842, respectively.

WHEREAS, Grantee has agreed to transfer, convey and assign to Grantee all of Grantor's undivided right, title, interest and estate in and to the mineral, leasehold and royalty interests hereinafter described.

#### **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 Grantee's successors and assigns, all of Grantor's right, title and interest in and to, being 9%, of 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 interest of Grantor in and to said mineral estate constitutes the entire undivided partnership and membership interests, being a twenty percent (20%) interest in each entity previously held by Grantor in Ash, Danko, Hanna and Co. and Ash Royalty Holdings, LLC.

TOGETHER WITH all of Grantor's right, title and interest in and to, being 20% of; i) 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 entered into by and between the predecessor entities of Ash, Danko, Hanna and Co. and Newmont USA Limited (fka Newmont Gold Company, which in turn was fka Carlin Gold Mining Company); and ii) 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 entered into by and between the predecessor entities of Ash Royalty Holdings, LLC and Newmont USA Limited (fka Newmont Gold Company, which in turn was fka Carlin Gold Mining Company); including all of Grantor's right, title and interest in and to all royalties payable to Grantor thereunder totaling a 1.62% royalty, constituting all of Grantor's previously held partnership and membership interests in Ash, Danko, Hanna and Co. and Ash Royalty Holdings, LLC.

TOGETHER WITH all of Grantor's right, title, interest and estate, being 9%, 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, to the extent Grantor may lawfully grant the same, all of 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.

TOGETHER WITH all of Grantor's right, title and interest, being 9%, 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.

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.

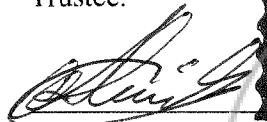
**GRANTOR:**

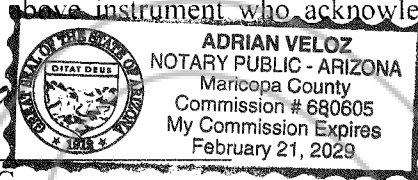
**LORETTA M. DANKO SURVIVOR'S TRUST  
U/A/D JULY 7, 1988**

By: Loretta M. Danko, Trustee  
**LORETTA M. DANKO, Trustee**

STATE OF ARIZONA                    }  
  } SS  
COUNTY OF MARICOPA            }

On 06/26, 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 Trustee.

  
NOTARY PUBLIC



**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. 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:

8

b. Explain reason for exemption: **Transfer of interest in unpatented mines or mining claims.**

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)**

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

Print Name: 1988

Address: 10941 E. Buckskin Trail

City: Scottsdale

State: AZ Zip: 85255

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

Print Name: Franco-Nevada U.S. Corporation

Address: 1745 Shea Center Drive, Suite 400

City: Highlands Ranch

State: CO Zip: 80129

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

Print Name: Marvel & Marvel, Ltd.

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

Address: 217 Idaho Street

City: Elko

State: NV

Zip: 89801