

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$21.00 Page 1 of 8
RPTT: \$1,657.50 Recorded By: AE
Book- 242 Page- 0524

A.P.N.: 009-024-02

File No: 152-2332494 (MJ)

R.P.T.T.: \$1,657.50 C



0131803

When Recorded Mail To: Mail Tax Statements To:
Capone Goldmining, Inc.
2501 East 750 North
St. George, UT 84790

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ray F. Brokken, Trustee of the Ray F. Brokken Trust UA DTD October 4, 1994, who acquired title as Ray F. Brokken, Trustee of the Ray F. Brokken Trust, U/D/A 1987, as to an undivided 1/3 interest, David E. Brokken, as to an undivided 2/9 interest, Shanna C. Brokken, as to an undivided 2/9 interest, and Karen E. Brokken, as to an undivided 2/9 interest

do(es) hereby *GRANT, BARGAIN and SELL* to

Capone Goldmining, Inc., a Nevada Corporation

the real property situate in the County of Lincoln, State of Nevada, described as follows:

A PARCEL OF LAND SITUATED WITHIN SECTIONS 30 AND 31 OF TOWNSHIP I NORTH, RANGE 71 EAST, MOUNT DIABLO MERIDIAN, LINCOLN COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PATENTED LOAD CLAIMS HORSE SHOE NO.1, HORSE SHOE NO. 2, HORSE SHOE NO.3, HORSE SHOE NO. 4, BRYAN AND BRYAN EXTENSION, AS SHOWN ON THE PLAT OF MINERAL SURVEY NO. 1902, APPROVED ON MAY II. 1900. SAID LOAD CLAIMS WERE PATENTED UNDER UNITED STATES PATENT NO. 36277, DATED JULY 16, 1903; SAI CLAIMS ARE FURTHER DESCRIBED AS FOLLOWS:



BEGINNING AT CORNER NUMBER 1 OF THE BRYAN CLAIM, WHENCE THE UNITED STATES MINERAL MONUMENT LN NO. 1 BEARS N. 86°13' W. A DISTANCE OF 867.7 FEET; THENCE N. 81°11' E. A DISTANCE OF 135.5 FEET TO CORNER NUMBER 2 OF SAID CLAIM; THENCE N. 06°33.' E A DISTANCE OF 151.99 FEET OF CORNER NUMBER 3 OF SAID CLAIM AND CORNER NUMBER 2 OF THE BRYAN EXTENSION, SAID CORNERS BEING COMMON IN LOCATION; THENCE N. 14°11' W. A DISTANCE OF 1233.4 FEET TO CORNER NUMBER 3 OF THE BRYAN EXTENSION; THENCE S. 81°11' W. A DISTANCE OF 505.0 FEET TO THE CORNER OF NUMBER 4 OF THE BRYAN EXTENSION; THENCE S. 09°46' E. A DISTANCE OF 270.6 FEET TO A POINT OF INTERSECTION WITH THE HORSE, SHOE NO.4 CLAIM, SAID INTERSECTION BEING CORNER NUMBER 3 OF SAID HORSE SHOE NO. 4 THENCE S. 76°39' W. A DISTANCE OF 600.0 FEET TO CORNER NUMBER 4 OF SAID HORSE SHOE NO. 4; THENCE S. 09°46' E. A DISTANCE OF 589.0 FEET TO CORNER NUMBER 5 OF SAID HORSE SHOE NO. 4, AND BEING COMMON WITH CORNER NUMBER 4 OF THE HORSE SHOE NO. 1 CLAIM; THENCE S. 86°18' W. A DISTANCE OF 600.0 FEET TO CORNER NUMBER 3 OF SAID SHOE NO. 1; THENCE S. 16°16' E. A DISTANCE OF 1499.5 FEET OF CORNER NUMBER 2 OF SAID HORSE SHOE NO 1, SAID CORNER BEING COMMON WITH CORNER NUMBER 2 OF THE HORSE SHOE. NO.2 CLAIM; THENCE S. 05°57' E. A DISTANCE OF 1476.8 FEET TO CORNER NUMBER 3 OF SAID HORSE SHOE NO. 2: THENCE N. 86°18' E, A DISTANCE OF 600.0 FEET TO CORNER NUMBER 4 OF SAID HORSE SHOE NO. 2; THENCE N. 05°57' W, A DISTANCE OF 584.6 FEET TO A POINT OF INTERSECTION WITH THE HORSE SHOE NO.3 CLAIM, SAID POINT BEING CORNER NUMBER 4 OF SAID HORSE SHOE NO.3; THENCE N. 76°39' E. A DISTANCE OF 549.0 FEET TO CORNER NUMBER 3 OF SAID HORSE SHOE NO. 3: THENCE N. 12°05' W. A DISTANCE OF 548.8 FEET TO A POINT OF INTERSECTION WITH THE BRYAN CLAIM, SAID POINT BEING CORNER NUMBER 1 OF SAID BRYAN CLAIM AND THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION WAS PREPARED BY SPENCER W. HAFEN, PROFESSIONAL LAND SURVEYOR, NEVADA CERTIFICATE NO. 16459, NEVADA 89042.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/16/2008



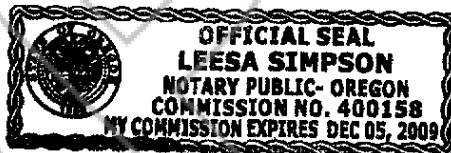
Ray F. Brokken, Trustee of the Ray F. Brokken Trust UA DTD October 4, 1994

Ray F. Brokken, Trustee
Ray F. Brokken, Trustee

David E. Brokken

Shanna C. Brokken

Karen E. Brokken



STATE OF Oregon)
 : ss.
COUNTY OF Benton)

This instrument was acknowledged before me on 6-19-08 by
Ray F. Brokken.

Leesa Simpson
Notary Public
(My commission expires: 12-5-2009)

STATE OF _____)
 : ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
David E. Brokken.

Notary Public
(My commission expires: _____)



0131803

Ray F. Brokken, Trustee of the Ray F. Brokken Trust, U/D/A 1987

Ray F. Brokken, Trustee

David E. Brokken

David E. Brokken

Shanna C. Brokken

Karen E. Brokken

STATE OF _____)
COUNTY OF _____) : ss.

This instrument was acknowledged before me on _____ by **Ray F. Brokken.**

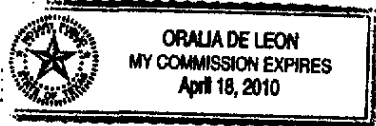
Notary Public
(My commission expires: _____)

STATE OF Texas)
COUNTY OF Norris) : ss.

This instrument was acknowledged before me on 6/18/08 by **David E. Brokken.**

Oralia De Leon

Notary Public
(My commission expires: April 18, 2010)





0131803

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Page 528

06/27/2008
Page 5 of 8

Ray F. Brokken, Trustee of the Ray F.
Brokken Trust UA DTD October 4, 1994

Ray F. Brokken, Trustee

David E. Brokken

Shanna C. Brokken

Shanna C. Brokken

Karen E. Brokken

STATE OF _____)
) : ss.
COUNTY OF _____)

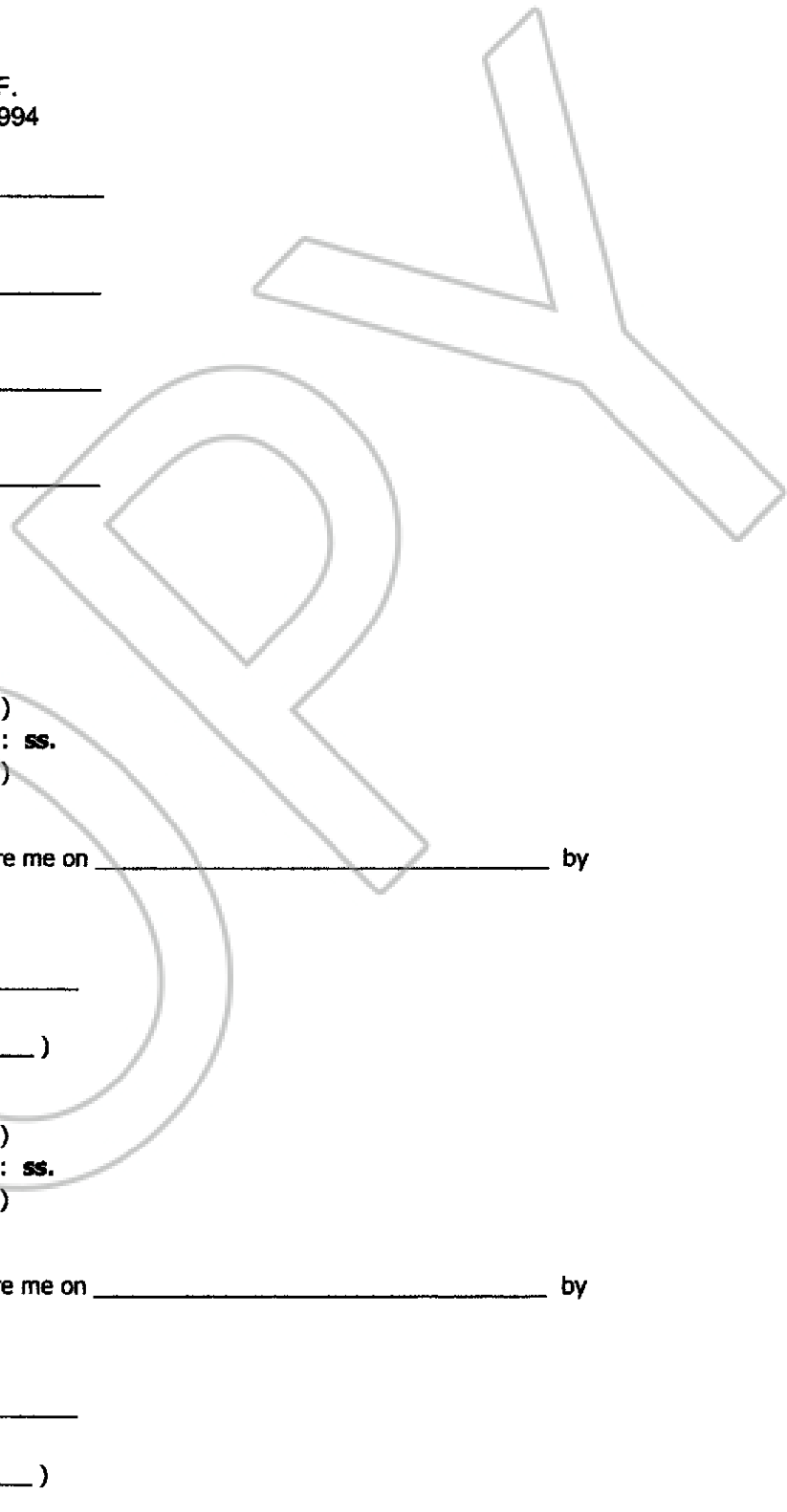
This instrument was acknowledged before me on _____ by
Ray F. Brokken.

Notary Public
(My commission expires: _____)

STATE OF _____)
) : ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
David E. Brokken.

Notary Public
(My commission expires: _____)





STATE OF Washington)
)
) : ss.
COUNTY OF Whitman)

This instrument was acknowledged before me on June 20, 2008 by
Shanna C. Brokken.

Cherilyn Baker
Notary Public
(My commission expires: 07-31-09)

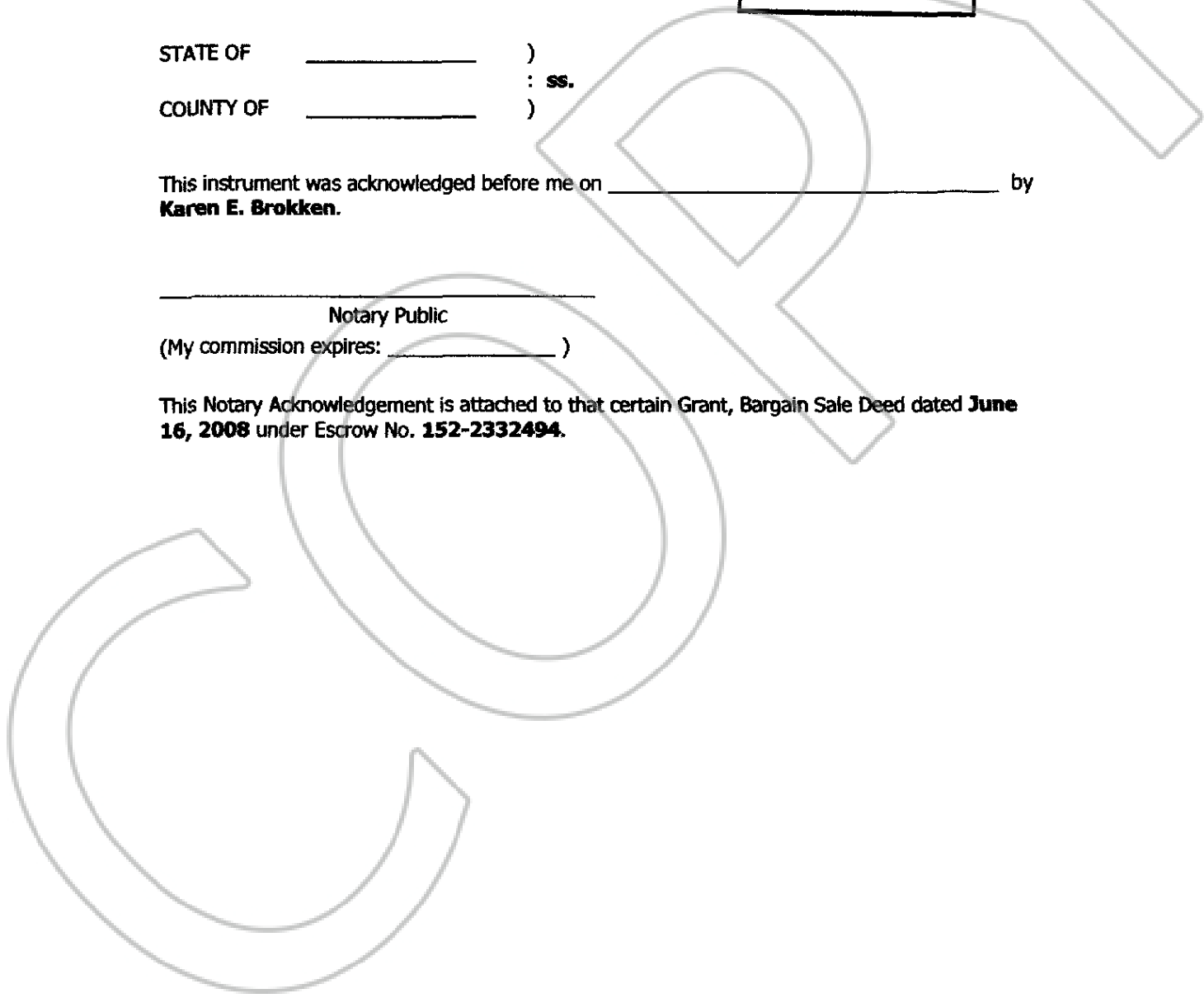
CHERYLYN BAKER
STATE OF WASHINGTON
NOTARY --o-- PUBLIC
MY COMMISSION EXPIRES 7/31/2009

STATE OF _____)
)
) : ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
Karen E. Brokken.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 16, 2008** under Escrow No. **152-2332494**.



Ray F. Brokken, Trustee of the Ray F.
 Brokken Trust, U/D/A 1987

 Ray F. Brokken, Trustee

HH
 6/20/08

 David E. Brokken

 Shanna C. Brokken

[Handwritten Signature]

 Karen E. Brokken

STATE OF _____)
 _____ : ss.
 COUNTY OF _____)

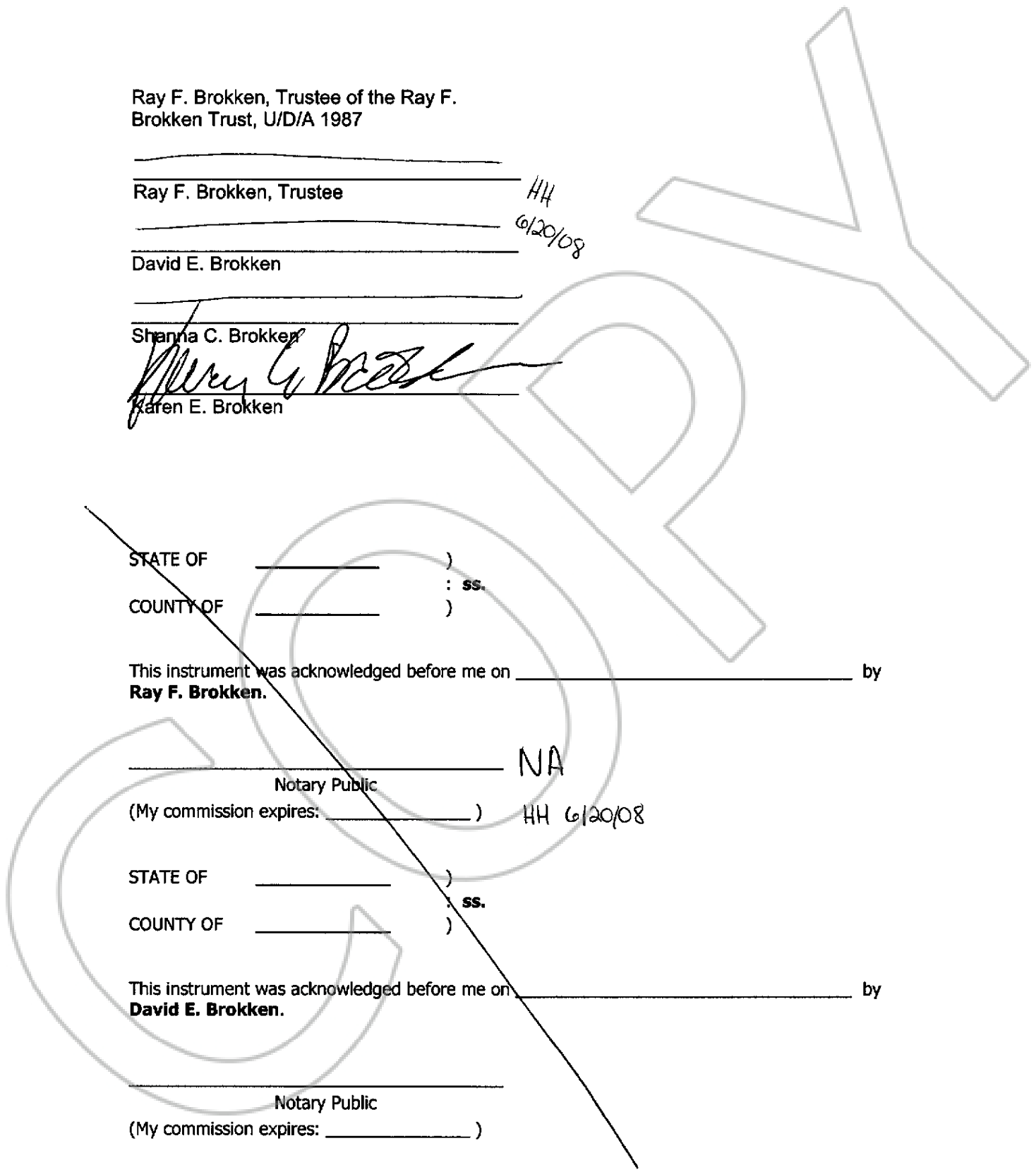
This instrument was acknowledged before me on _____ by
Ray F. Brokken.

_____ NA
 Notary Public
 (My commission expires: _____) HH 6/20/08

STATE OF _____)
 _____ : ss.
 COUNTY OF _____)

This instrument was acknowledged before me on _____ by
David E. Brokken.

_____ Notary Public
 (My commission expires: _____)





STATE OF _____)
COUNTY OF _____)

: ss.

NA

HH 6/20/08

This instrument was acknowledged before me on _____ by
Shanna C. Brokken.

Notary Public
(My commission expires: _____)

STATE OF Oregon)
COUNTY OF Washington)

: ss.

This instrument was acknowledged before me on June 20, 2008 by
Karen E. Brokken.

Hilary Hansen
Notary Public
(My commission expires: 1/22/12)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 16, 2008** under Escrow No. **152-2332494**.

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 3 Fee: \$21.00
Recorded By: AE RPTT: \$1,657.50
Book- 242 Page- 0524

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 009-024-02
- b) _____
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$425,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$425,000.00

Real Property Transfer Tax Due \$1,657.50

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature]

Capacity: seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Ray F. Brokken Trust

Print Name: Capone Goldmining, Inc.

Address: 2895 SW Fairmont Drive

Address: 2501 East 750 North

City: Corvallis

City: St. George

State: OR Zip: 97333

State: UT Zip: 84790

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

First American Title Insurance

Print Name: Company

File Number: 152-2332494 MJ/DSP

Address 768 Aultman Street

City: Ely

State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 009-024-02
- b) _____
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$425,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$425,000.00

Real Property Transfer Tax Due \$1,657.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: *Ray F. Brokken* Capacity: seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ray F. Brokken Trust

Address: 2895 SW Fairmont Drive

City: Corvallis

State: OR Zip: 97333

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Capone Goldmining, Inc.

Address: 2501 East 750 North

City: St. George

State: UT Zip: 84790

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

First American Title Insurance

Print Name: Company File Number: 152-2332494 MJ/DSP

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 009-024-02
- b) _____
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$425,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$425,000.00

Real Property Transfer Tax Due \$1,657.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 33.33 %

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: R Brokken Capacity: seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ray F. Brokken Trust

Address: 2895 SW Fairmont Drive

City: Corvallis

State: OR Zip: 97333

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Capone Goldmining, Inc.

Address: 2501 East 750 North

City: St. George

State: UT Zip: 84790

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

First American Title Insurance

Print Name: Company File Number: 152-2332494 MJ/DSP

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Read and approved
R Brokken