

Official RecordRecording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$1,326.00 Recorded By: HB
Book- 296 Page- 0250

The undersigned states that there are no
Social Security Numbers included within
this document.

A.P.N.: 009-023-80

When recorded, return to:

Gold Springs, LLC
2696 S. Colorado Blvd., Suite 240
Denver, CO 80222



0147792

Exempt per N.R.S. § 375.090

R.P.T.T. \$ 1,326.00

CCT 75093

DEED
(Special Warranty)

FOR THE CONSIDERATION of Ten Dollars (\$10.00) and other valuable considerations, **BEACON GROUP**, a Utah limited liability partnership, by and through **BEACON GROUP II, L.L.C.**, a Utah limited liability company, its managing partner, whose address is 2573 E. Beacon Drive, Salt Lake City, UT 81408 ("Grantor"), does hereby convey to **GOLD SPRINGS, LLC**, a Nevada limited liability company, whose address is 2696 S. Colorado Blvd., Suite 240, Denver, CO 80222 ("Grantee"), all of that certain real property and real property rights described in Exhibit A attached hereto and by this reference incorporated herein.

TOGETHER WITH all associated rights, water rights, tenements, hereditaments and appurtenances thereto belonging, or otherwise appertaining thereto;

SUBJECT TO:

1. Current taxes; and
2. Reservations in patents from the United States of America.

TO HAVE AND TO HOLD the same, together with the appurtenances and privileges thereunto incident, unto the Grantee, its successors and assigns forever.

Grantor warrants the title against acts of the Grantor and none other, subject to the matters set forth above.

DATED this 16th day of April, 2015.



BEACON GROUP, a Utah Limited Partnership

By: BEACON GROUP II, L.L.C., a Utah Limited Liability Company, Its Managing Partner

By: *[Handwritten Signature]*
John Hincley
Manager Beacon Group II, LLC
Gen Partner Beacon Group

~~STATE OF NEVADA~~)
Utah)
County of *Salt Lake*)

ss.

The foregoing instrument was acknowledged before me this 10 day of April, 2015, by John Hincley, a manager of **BEACON GROUP II, L.L.C.**, a Utah limited liability company, which is the managing partner of **BEACON GROUP**, a Utah limited partnership, and acknowledged that he was duly authorized to sign the foregoing instrument.

[Handwritten Signature]

Notary Public

My commission expires:
5-1-2015





EXHIBIT "A" LEGAL DESCRIPTION

File No.: 75093

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

That portion of Section 32, Township 1 North, Range 71 East, M.D.B.& M., more particularly described as follows:

The TALISMAN NO. 2 lode mining claim designated by the Surveyor General as Survey No. 2532, embracing a portion of the unsurveyed Public Domain, in the Eagle Valley Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded 6-12-15 in Book 296 of Official Records, page 245 as File No. 147791, Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 009-023-80

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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 009-023-80
 - 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 Patent Mining Claim

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

3. Total Value/Sale Price of Property \$340,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$340,000.00
 Real Property Transfer Tax Due: \$1,326.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 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 _____ Capacity Grantor/Seller
BEACON GROUP, a Utah limited partnership

Signature _____ Capacity Grantee/Buyer
GOLD SPRINGS, LLC

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: BEACON GROUP, a Utah limited partnership
 Address: 2573 E. Beacon Drive
 City: Salt Lake City
 State: UT Zip: 81408

Print Name: GOLD SPRINGS, LLC
 Address: 2696 S. Colorado Blvd., #240
 City: Denver
 State: CO Zip: 80222

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

Print Name: Cow County Title Co. Escrow #: 75093
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043