

LINCOLN COUNTY, NV

2021-161570

Rec:\$37.00

Total:\$37.00

11/03/2021 01:08 PM

COW COUNTY TITLE CO

Pgs=10 KC

A.P.N. No:	009-011-20 & 009-012-70
Escrow No.:	81580
Recording Requested By: Cow County Title Co.	
When Recorded Mail To: DEACON BLUE HOLDINGS (US) CORP. 8142 Muirfield Crescent Whistler, BC V0N1B8, Canada	



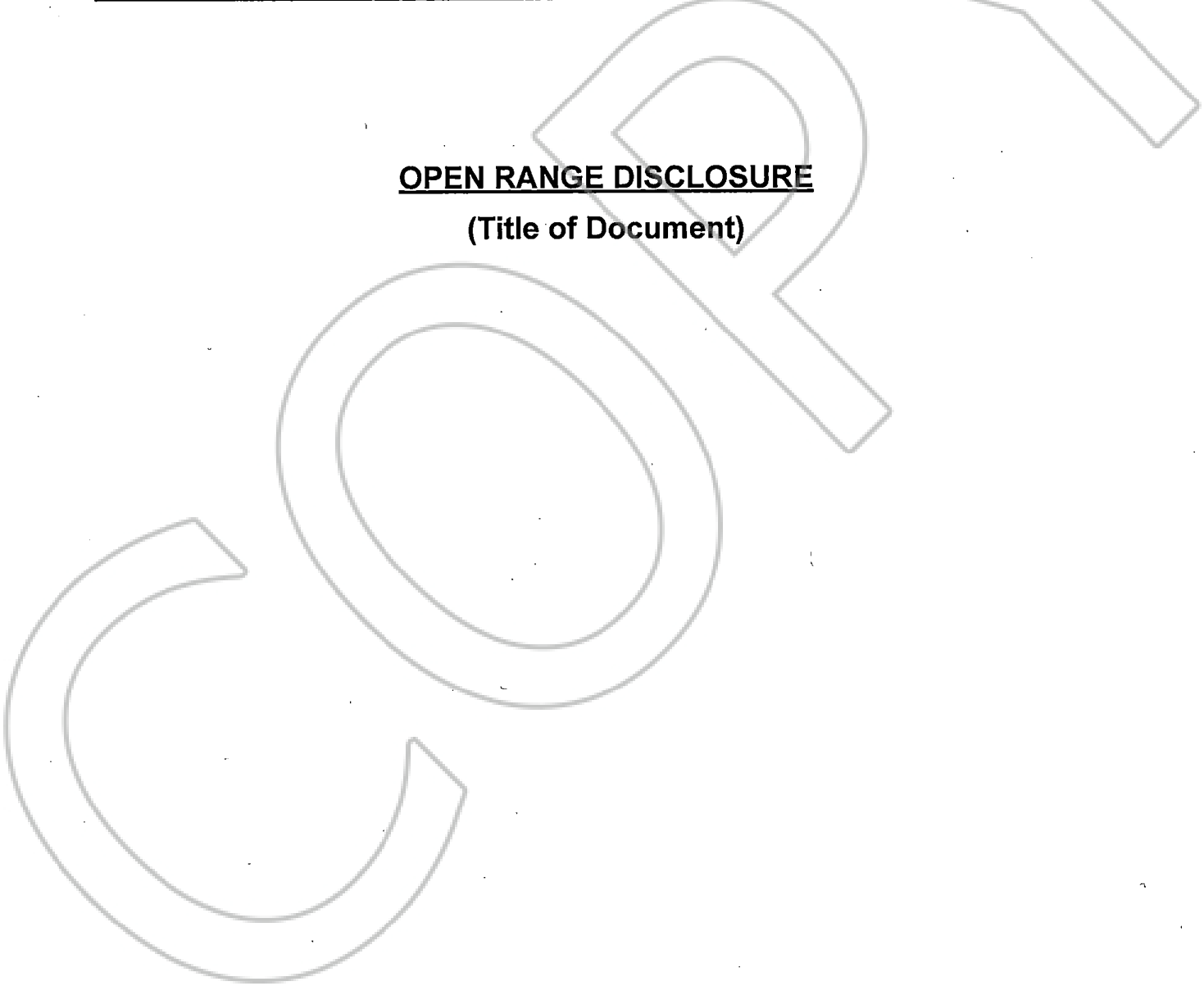
00008281202101615700100105

OFFICIAL RECORD
AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 009-011-20 & 009-012-70

Disclosure: This property is adjacent to "Open Range"

This property is adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a fence that will prevent livestock from entering this property, livestock may enter the property and you will not be entitled to collect damages because livestock entered the property.

Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered this property.

The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979, or other rights-of-way. Such rights-of-way may be:

- (1) Unrecorded, undocumented or unsurveyed; and
- (2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

SELLERS: The law (NRS 113.065) requires that the seller shall:

- Disclose to the purchaser information regarding grazing on open range;
- Retain a copy of the disclosure document signed by the purchaser acknowledging the date of receipt by the purchaser of the original document;
- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

Buyer Signature
LUKE NORMAN, President of

Print or type name here
Nevada Corporation

Buyer Signature
Deacon Blue Holdings (US) Corp., a

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 25 day of October, 2021

Nicholas N. Carter

Seller Signature
NICHOLAS N. CARTER, President of

Print or type name here

Seller Signature
Pioche-Ely Valley Mines, Inc., a Nevada

Print or type name here
Corporation

STATE OF Texas, COUNTY OF Hardin
This instrument was acknowledged before me on 10/25/21
(date)

by Nicholas Carter

Person(s) appearing before notary

by _____

Person(s) appearing before notary

Sommer Harwell

Signature of notarial officer

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

Leave space within 1-inch margin blank on all sides.

Notary Seal

SOMMER HARWELL
 My Notary ID # 131038964
 Expires March 11, 2025

The parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

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- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: OCT 25th 2021

Buyer Signature

LUKE NORMAN, President of

Print or type name here
Nevada Corporation

Buyer Signature

Deacon Blue Holdings (US) Corp., a

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this _____ day of _____, 20____

Seller Signature

NICHOLAS N. CARTER, President of

Print or type name here

Seller Signature

Pioche-Ely Valley Mines, Inc., a Nevada

Print or type name here
Corporation

STATE OF _____, COUNTY OF _____
 This instrument was acknowledged before me on _____
 _____ (date)
 by _____

Person(s) appearing before notary
 by _____

Person(s) appearing before notary

Signature of notarial officer

Notary Seal

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

Leave space within 1-inch margin blank on all sides.

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 81580

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

The **NAVY** lode mining claim designated by the Surveyor General as Survey No. **2153A**, embracing a portion of Section 15, in Township 1 North of Range 66 East of the Mount Diablo Meridian, in the Highland Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent attached hereto as Exhibit "B" and made a part hereof.

Expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claim or Survey No. 38; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **MELISSA** lode mining claim designated by the Surveyor General as Lot No. **38**, embracing a portion of the unsurveyed public domain, in the Highland Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded January 13, 1900 in Book E of Miscellaneous, page 240, Lincoln County, Nevada records.

The **SILVER DICK, ANNICE and JEFFERSON** lode mining claims designated by the Surveyor General as Survey No. **3864**, embracing a portion of Sections 17 and 18, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded November 18, 1912 in Book A-1 of Mining Deeds, page 391 as File No. 22703, Lincoln County, Nevada records.

The **OPHIR and FLAGSTAFF** lode mining claims designated by the Surveyor General as Survey No. **4072**, embracing a portion of Section 17, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded July 2, 1913 in Book B-1 of Mining Deeds, page 17 as File No. 23093, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claims or Survey No. **3725 and said GOLD PRINCE and GOLD KING lode claims, Survey No. 3870**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **ELY VALLEY, ELY VALLEY NO. 2, ELY VALLEY NO. 3, ELY VALLEY NO. 4, ELY VALLEY NO. 5, ALICE, GOLDEN FLEECE, MARGARET PILLANS and O.K.** lode mining claims designated by the Surveyor General as Survey No. **3725**, embracing a portion of Sections 8 and 17, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded July 26, 1917 in Book B-1 of Mining Deeds, page 153 as File No. 25565, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said **CUPRITE KING, STARTUP, STARTUP NO. 2, JEFFERSON, HELVETIA NO. 1 and GOLD KING lode claims, unsurveyed; said GOLD QUEEN lode claim, unsurveyed, in conflict with said MARGARET PILLANS lode claim; and Tract A, described as follows:**

Beginning at corner No. 1 of said GOLDEN FLEECE lode claim;
Thence North 78°33' West, 428.7 feet;
Thence South 11°25' West, 196 feet to corner No. 2 of said GOLDEN FLEECE lode claim;
Thence North 76°52' East, 471.3 feet to the place of beginning; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **BABY MINE FRACTION** lode mining claim designated by the Surveyor General as Survey No. **3886**, embracing a portion of Section 17, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded November 11, 1917 in Book B-1 of Mining Deeds, page 160 as File No. 25712, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said **MARGARET PILLANS and ELY VALLEY NO. 4 lode claims, Survey No. 3725**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 009-011-20

The **JIG, POORMANS PROSPECT, YOUNATTI, ALBION and CAPEN** lode mining claims designated by the Surveyor General as Lot No. **57**, embracing a portion of Section 23, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded November 3, 1899 in Book E of Miscellaneous, page 194, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said **SILEX lode claim, Lot No. 54**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **KEY NOTE and LUCKY BOY** lode mining claims designated by the Surveyor General as Survey No. **3180**, embracing a portion of Section 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded June 2, 1913 in Book B-1 of Mining Deeds, page 7 as File No. 23059, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said **SILVER PEAK, APRIL FOOL, TELEPHONE, WIDE AWAKE, RETA and DUPONT NO. 1 lode claims, unsurveyed**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **COMMANDER** lode mining claim designated by the Surveyor General as Survey No. **3182**, embracing a portion of Section 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded June 2, 1913 in Book B-1 of Mining Deeds, page 9 as File No. 23060, Lincoln County, Nevada records.

The **DOUBLE DECKER and COLUMBIA** lode mining claims designated by the Surveyor General as Survey No. **3183**, embracing a portion of Section 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded June 2, 1913 in Book B-1 of Mining Deeds, page 10 as File No. 23061, Lincoln County, Nevada records.

The **IMPERIAL and IRON DUKE** lode mining claims designated by the Surveyor General as Survey No. **3181**, embracing a portion of Sections 25 and 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded June 2, 1913 in Book B-1 of Mining Deeds, page 12 as File No. 23062, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said **PRICE and MICHIGAN lode claims, unsurveyed**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **DALY EAST** lode mining claim designated by the Surveyor General as Survey No. **2526**, embracing a portion of Section 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded June 2, 1913 in Book B-1 of Mining Deeds, page 13 as File No. 23063, Lincoln County, Nevada records.

The **VOLCANO** lode mining claim designated by the Surveyor General as Survey No. **4305**, embracing a portion of Section 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded October 5, 1918 in Book B-1 of Mining Deeds, page 180 as File No. 26247, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claim or Survey No. **2526**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **BUCKHORN, BUCKHORN NO. 2, SMUGGLER, RAWHIDE, DEERTRAIL, JOHNATHAN and JOHNATHAN NO. 2** lode mining claims designated by the Surveyor General as Survey No. **4185**, embracing a portion of Sections 16 and 21, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded July 27, 1939 in Book C-1 of Mining Deeds, page 419 as File No. 14281, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said **HARD ROADES, GELDER, WEST END and GOLD EAGLE NO. 4 lode claims, Survey No. 4150**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **DUPONT NO. 1** lode mining claim designated by the Surveyor General as Survey No. **3820**, embracing a portion of Sections 25 and 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded August 8, 1939 in Book C-1 of Mining Deeds, page 426 as File No. 14310, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claim or **Survey No. 3160, designated as Tract A, described as follows:**

Beginning at corner No. 1 of said Survey No. 3820;

Thence North 46°3' East, 78.18 feet;

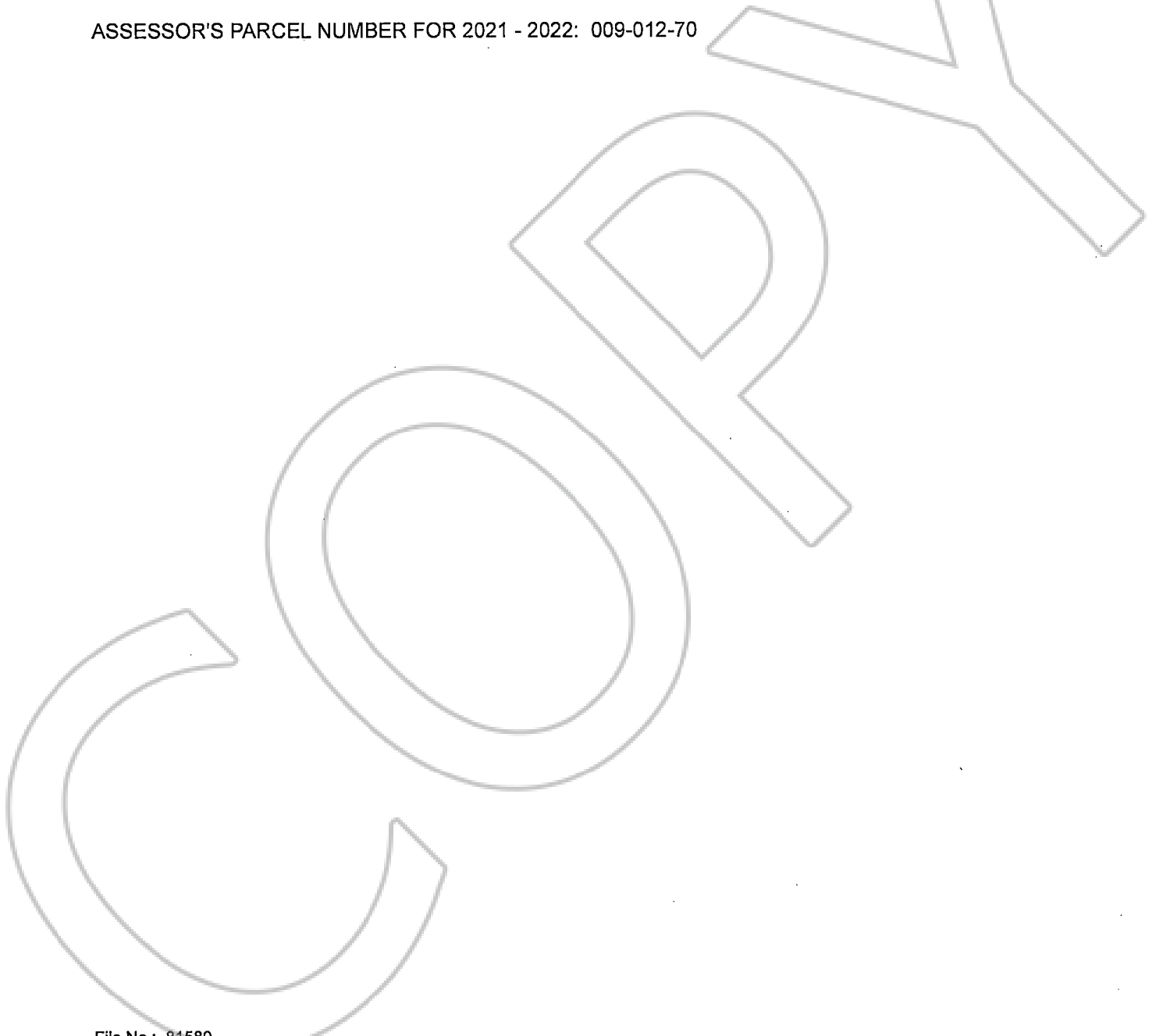
Thence South 46°28' East, 16.8 feet;

Thence South 50°45' West, 80.75 feet;

Thence North 35°10' West 10.3 feet to the place of beginning; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

The **GELDER, GELDER NO. 2, STARTUP, STARTUP NO. 2, WEST END, GOLD EAGLE NO. 3, GOLD EAGLE NO. 4, GOLD EAGLE CONSOLIDATED and HARD ROADES** lode mining claims designated by the Surveyor General as Survey No. **4160**, embracing a portion of Sections 16, 17, 20 and 21, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded July 27, 1939 in Book C-1 of Mining Deeds, page 422 as File No. 14282, Lincoln County, Nevada records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said **ELY VALLEY NO. 4 and MARGARET PILLANS lode claims, Survey No. 3725**; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 009-012-70



Carson City 06177.

EXHIBIT "B"

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, in pursuance of the provisions of the Revised Statutes of the United States, Chapter Six, Title Thirty-two, and legislation supplemental thereto, there have been deposited in the General Land Office of the United States the Plat and Field Notes of Survey and the Certificate of the Register of the Land Office at Carson City, Nevada, accompanied by other evidence whereby it appears that The Mendha-Nevada Mining Company,

has entered and paid for the Navy lode mining claim,

designated by the Surveyor General as Survey No. 2153 A., embracing a portion of Section fifteen in Township one north of Range sixty-six east of the Mount Diablo Meridian, in the Highland Mining District, Lincoln County, Nevada,

and bounded, described, and platted as follows: Beginning at corner No. 1, a pine post four and one-half feet long, 3 x 6 inches, marked P. 1. U.S.S. 2153 A., with mound of earth and stone, from which the southwest corner of Section fifteen in Township one north of Range sixty-six east of the Mount Diablo Meridian, bears south eleven degrees fifty-five minutes west one thousand four hundred forty-two feet distant;

Thence, first course, north one degree forty-three minutes east six hundred sixteen and two-tenths feet to corner No. 2, a pine post four and one-half feet long, 3 x 6 inches, marked P. 2 U.S.S. 2153 A, with mound of earth and stone;

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RECORD OF PATENTS: Patent Number 346180
1-2550

Thence, second course, south seventy-two degrees thirty-nine minutes east one thousand four hundred eighty-seven and eight-tenths feet to corner No. 3, a pine post four and one-half feet long 3 x 6 inches, marked P. 3 U.S.S. 2153 A., with mound of earth and stone; identical with corner No. 1 of U.S. Survey No. 38 the Melissa lode claim, from which discovery bears south nineteen degrees nine minutes west two hundred thirty-seven and three-tenths feet distant;

Thence, third course, south one degree forty-three minutes west five hundred twenty-eight and five-tenths feet to corner No. 4, a pine post four inches square, four and one-half feet long, marked P. 4 U.S.S. 2153 A., with mound of earth and stone;

Thence, fourth course, north seventy-five degrees fifty-eight minutes west fifty-eight and three-tenths feet intersect line 4-1 of said U.S. Survey No. 38, at south eight degrees west five hundred nineteen feet from corner No. 1; one thousand four hundred sixty-seven and eight-tenths feet to corner No. 1, the place of beginning;—expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claim or Survey No. 38, and also all that portion of the Navy vein or lode, and of all veins, lodes, and ledges, throughout their entire depth, the tops or apexes of which lie inside of such excluded ground Survey No. 2153 A., extending one thousand four hundred seventy-one and five tenths feet in length along said Navy vein or lode; the premises herein granted, containing eighteen and forty-nine-hundredths acres

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NOW KNOW YE, That there is therefore, pursuant to the laws aforesaid, hereby granted by the United States unto the said
The Mendha-Nevada Mining Company,

, the said mining premises hereinbefore described, and not expressly excepted from these presents, and all that portion of the said vein, lode, or ledge, and of all other veins, lodes, and ledges throughout their entire depth, the tops or apices of which lie inside of the surface boundary lines of said granted premises in said survey extended downward vertically, although such veins, lodes, or ledges in their downward course may so far depart from a perpendicular as to extend outside the vertical side lines of said premises: Provided, That the right of possession to such outside parts of said veins, lodes, or ledges shall be confined to such portions thereof as lie between vertical planes drawn downward through the end lines of said survey so continued in their own direction that such planes will intersect such exterior parts of said veins, lodes, or ledges: And provided further, That nothing herein contained shall authorize the grantees herein to enter upon the surface of a claim owned or possessed by another.

TO HAVE AND TO HOLD said mining premises, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature thereunto belonging, unto the said grantees above named and to **its successors** and assigns forever; subject, nevertheless, to the above-mentioned and to the following conditions and stipulations:

FIRST, That the premises hereby granted shall be held subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local laws, customs, and decisions of the courts. And there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

SECOND, That in the absence of necessary legislation by Congress, the Legislature of **Nevada** may provide rules for working the mining claim or premises hereby granted, involving easements, drainage, and other necessary means to its complete development.

IN TESTIMONY WHEREOF, I, **Woodrow Wilson**

President of the United States of America, have caused these letters to be made, Patent, and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the **NINTH** day of **JULY** In the year of our Lord one thousand nine hundred and **THIRTEEN** and of the Independence of the United States the one hundred and **THIRTY-EIGHTH**.

By the President: *Woodrow Wilson*
By *M. O. LeRoy* Secretary.
L. L. Garrison
Recorder of the General Land Office.

RECORD OF PATENTS: Patent Number **346180**

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(SEAL)