

LINCOLN COUNTY, NV **2021-161571**  
RPTT:\$2340.00 Rec:\$37.00  
Total:\$2,377.00 **11/03/2021 01:11 PM**  
COW COUNTY TITLE CO Pgs=10 KC

<b>A.P.N. No.:</b>	09-011-20 and 09-012-70
<b>R.P.T.T.</b>	\$2,340.00
<b>Escrow No.:</b>	81580
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
DEACON BLUE HOLDINGS (US) CORP., a Nevada Corporation	
8142 Muirfield Crescent	
Whistler, BC V0N1B8, CANADA	



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **PIOCHE-ELY VALLEY MINES, INC.**, a Nevada Corporation, successor in interest by merger to **PIOCHE MINES CONSOLIDATED, INC.**, a Nevada Corporation and successor in interest by merger to **ELY VALLEY MINES, INC.**, a Nevada Corporation for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **DEACON BLUE HOLDINGS (US) CORP.**, a Nevada Corporation, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 12, 2021

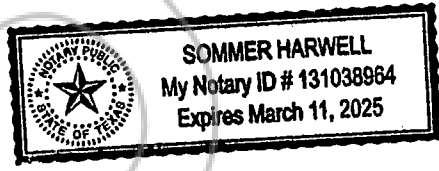
PIOCHE-ELY VALLEY MINES, INC, A NEVADA CORPORATION

BY: Nicholas N Carter  
NICHOLAS N. CARTER  
President

State of Texas )  
County of Hardin ) ss.

This instrument was acknowledged before me on the 25 day of October, 2021  
By: NICHOLAS N. CARTER

Signature: Sommer Harwell  
Notary Public  
Expiration Date: 03/11/2025



## 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



# 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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**346180**

RECORD OF PATENTS: Patent Number

6-2256



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 apexes 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 grantee 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 grantee 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*  
*M. P. LeRoy* Secretary.  
*L. D. Lawrence*  
Recorder of the General Land Office.

1472396-3

(SEAL)

RECORD OF PATENTS: Patent Number **346180**  
C-2224

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 09-011-20  
 b) 09-012-70  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$600,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$600,000.00  
 Real Property Transfer Tax Due: \$2,340.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: 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 Nicholas Carter Capacity Grantor  
 \_\_\_\_\_  
 Nicholas Carter, President

Signature \_\_\_\_\_ Capacity Grantee  
 \_\_\_\_\_  
 Luke Norman, President

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

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

Print Name: PIOCHE-ELY VALLEY MINES, INC, a Nevada Corporation  
 Address: South Hampton Resources, Inc., P O Boc 1636/7752 W FM 418  
 City: Silsbee  
 State: TX Zip: 77565

Print Name: DEACON BLUE HOLDINGS (US) CORP., a Nevada Corporation  
 Address: 8142 Muirfield Crescent  
 City: Whistler  
 State: BC V0N1B8 Zip: CANADA

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

Print Name: Cow County Title Co. Escrow #: 81580  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043