

DOC # 0212641

10/17/2008 4:16 PM

Official Record

Recording requested By  
FROME RANCH

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$47.00

Page 1 of 9

RPTT:

Recorded By: LLH

Book- 0480 Page- 0329

COVER SHEET

Assessor's Parcel Number N/A

Recording Requested By: John Frome

Return Document To:  
Name Frome Ranch

Address P.O. Box 968

City/State/Zip Afton, WY 83110

Mail Tax Statements To:  
Name Address above

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_



0212641

Mineral Quitclaim Deed

Title of Document

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies.) This cover page must be typed or printed.

DOC # 0252745

10/01/2008

10:15 AM

Official Record

Recording requested By

FROME RANCH

Lander County - NV

Idonna Trevino - Recorder

Fee: \$46.00 Page 1 of 8

RPTT: Recorded By: SN

Book- 590 Page- 0681



0252745

COVER SHEET

Assessor's Parcel Number N/A

Recording Requested By: John Frome

Return Document To: Name Frome Ranch

Address PO Box 968

City/State/Zip Afton, Wy 83110

Mail Tax Statements To: Name Address Above

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

MINERAL QUITCLAIM DEED

Title of Document

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies.) This cover page must be typed or printed.

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### MINERAL QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **Ted C. Frome** and **Betty B. Frome** of Afton, Lincoln County, Wyoming, referred to as husband and wife, respectively, in consideration of the trust created herein and for the other covenants contained herein, convey and quitclaim unto **Ted C. Frome** and **Betty B. Frome** and their successors, Trustees, for the uses and purposes set forth in the Ted C. Frome and Betty B. Frome Revocable Trust, between Grantors, and Trustee, dated the 14th day of June, 1993, Ted C. Frome and Betty B. Frome, beneficiaries, forever, all such right, title, interest, property, possession, claim and demand as the grantors have or ought to have in and to all the minerals and mineral rights, including but not limited to all the coal, oil, gas, geothermal, brine and steam rights, and all other mineral rights, now known to exist or hereafter discovered, associated with, and in, under or upon the following described real property situate in the County of Lander and the County of Eureka, State of Nevada, to-wit:

The real property described in Exhibit "A" attached hereto and made a part of this Mineral Quitclaim Deed.

And further hereby granting and assigning and quitclaiming to the grantees herein all the rights of the undersigned grantors to any and all annual lease rentals and royalties including bonuses and damages, that may be paid here-after by the lessees, relative to the above described property, under any presently existing oil, gas, coal, geothermal, brine, steam or other mineral leases.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming associated with or affecting said oil, gas and other mineral rights being hereby conveyed.

And we hereby grant and quitclaim unto the grantees herein and their successors and assigns all of grantors' rights to prospect, explore, drill and mine on said land and remove said products therefrom, and the right of possession as may be required therefor, including grantors' interest in the right to erect and maintain thereon and remove therefrom all necessary or proper structures and equipment as needed for producing, storing and marketing such products, including the right to pull casing from wells and to install and maintain thereon and remove therefrom all tanks and other means of storage and all pipes and other means of transportation, and also all rights of the grantors of ingress and egress for any of said purposes.

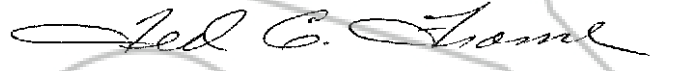
TO HAVE AND TO HOLD all such right, title and interest in and to said oil, gas and other mineral rights associated with and in, under or upon the above mentioned and described premises unto the said grantees and their successors and assigns forever, so that no person in our name or behalf, or any person in our name or behalf shall claim or demand any right or title to any of the oil, gas and other mineral interests being conveyed hereby, but they and every one of them shall by these presents be excluded and forever barred.






It is expressly understood and agreed that this instrument is to be construed as a conveyance in fee simple of all the grantors' interest in all the oil, gas and other minerals in, under and upon the above described tract of land, together with all rights of the grantors in and to any and all existing oil, gas and other mineral leases insofar as they affect said property.

IN WITNESS WHEREOF, we have hereunto our my hands as of the 14th day of June, 1993.

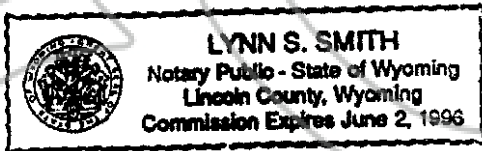
  
\_\_\_\_\_  
Ted C. Frome

  
\_\_\_\_\_  
Betty B. Frome

STATE OF WYOMING :  
                                  : ss.  
COUNTY OF LINCOLN :

The foregoing Mineral Quitclaim Deed was acknowledged before me by Ted C. Frome and Betty B. Frome, husband and wife, this 15<sup>th</sup> day of June, 1993.

Witness my hand and official seal.



L.S.  
  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: June 2, 1996



EXHIBIT "A"  
LANDER & EUREKA COUNTY, NEVADA

Caldwell Ranch:

NE1/4 of Section 13, Township 28 North, Range 47 East, M.D.B. & M, together with improvements, water, and water rights located thereon.

Dan Filippini Lands:

N1/2SW1/4 and S1/2NE1/4 of Section 36, Township 30 North, Range 50 East of the MDB&M.

Subject to reservations in Dan Filippini of an undivided one-half interest in and to all oil, gas, coal, geothermal, and steam and mineral rights of every kind and nature, including the right to use so much of the surface to prospect for, locate, develop, produce, and transport said oil, gas, coal, geothermal or steam, or minerals and any of their by-products.

HALF CIRCLE RANCH:

PARCEL I

TOWNSHIP 28 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 1: All  
Section 3: All  
Section 9: All  
Section 11: All  
Section 13: All  
Section 15: All  
Section 21: N1/2  
Section 23: All

TOWNSHIP 28 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 1: All  
Section 3: All  
Section 5: All  
Section 7: All  
Section 9: All  
Section 11: All  
Section 13: All  
Section 15: All  
Section 17: All  
Section 19: All  
Section 21: All

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TOWNSHIP 28 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 5: All  
Section 7: All  
Section 9: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 1: All  
Section 3: All  
Section 9: All  
Section 11: All  
Section 13: All  
Section 15: All  
Section 21: All  
Section 23: All  
Section 25: All  
Section 27: All  
Section 35: All

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 1: All  
Section 3: All  
Section 5: All  
Section 7: All  
Section 9: All  
Section 11: All  
Section 13: E1/2; N1/2NW1/4; N1/2S1/2NW1/4;  
S1/2N1/2SW1/4; S1/2SW1/4  
Section 15: All  
Section 17: All  
Section 19: All  
Section 21: All  
Section 23: All  
Section 25: All  
Section 27: All  
Section 29: All  
Section 31: All  
Section 33: All  
Section 35: All

TOWNSHIP 29 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 31: All





TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 35: All

EXCEPTING all petroleum, oil, natural gas and products derived therefrom, together with the exclusive right at all times to enter upon or in said land, to prospect for and to drill, bore, recover and remove the same, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded July 7, 1949 in Book 23 of Deeds at page 583, Eureka County, Nevada, records.

EXCEPTING from all of PARCEL I, except Sections 1, 3, 9, 15 and 21, Township 29 North, Range 49 East; Section 1, Township 29 North, Range 50 East; and Section 35, Township 30 North, Range 50 East, M.D.B.&M., a one-half interest in and to the iron and mineral rights conveyed by DAN FILIPPINI to ROY L. PRINHAUX and FRANCES PRINHAUX by deed recorded August 20, 1951 in Book 24 of Deeds at page 153, Eureka County, Nevada, records.

PARCEL II

TOWNSHIP 26 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 20: NW1/4NE1/4; NE1/4NW1/4

TOWNSHIP 27 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 33: NW1/4SW1/4

TOWNSHIP 28 NORTH, RANGE 47 EAST, M.D.B.&M.

Section 5: Lots 2, 3 and 4  
 Section 6: NE1/4

TOWNSHIP 28 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: All  
 Section 3: All  
 Section 5: All  
 Section 7: All  
 Section 8: NE1/4NE1/4; S1/2S1/2  
 Section 9: All  
 Section 11: All  
 Section 12: S1/2SW1/4; SW1/4SE1/4





TOWNSHIP 28 NORTH, RANGE 48 EAST, M.D.B. & M.

- Section 13: All
- Section 14: N1/2; SW1/4; W1/2SE1/4
- Section 15: All
- Section 16: W1/2NE1/4; NW1/4
- Section 17: All
- Section 18: E1/2E1/2; NW1/4NE1/4; NE1/4NW1/4;  
Lot 1 (NW1/4NW1/4)
- Section 19: NW1/4SE1/4
- Section 21: S1/2SE1/4
- Section 22: SW1/4SW1/4
- Section 23: N1/2NW1/4
- Section 24: NE1/4NE1/4
- Section 27: SW1/4NW1/4
- Section 28: NE1/4; E1/2NW1/4; SE1/4SW1/4;  
SW1/4SE1/4; NE1/4SE1/4
- Section 32: SE1/4NE1/4; SW1/4SW1/4; NE1/4SW1/4;  
NW1/4SE1/4
- Section 33: NW1/4NW1/4

TOWNSHIP 28 NORTH, RANGE 49 EAST, M.D.B. & M.

- Section 2: S1/2NE1/4
- Section 7: All
- Section 19: N1/2
- Section 24: NW1/4NW1/4
- Section 26: NE1/4NW1/4
- Section 28: NW1/4NE1/4; NE1/4SE1/4
- Section 30: NE1/4NW1/4
- Section 32: SE1/4NW1/4
- Section 34: NW1/4NW1/4
- Section 35: NW1/4SE1/4
- Section 36: NW1/4NE1/4; N1/2SW1/4

TOWNSHIP 29 NORTH, RANGE 47 EAST, M.D.B. & M.

- Section 18: Lots 10, 11 and 12
- Section 32: Lots 2, 3 and 4; NE1/4SE1/4

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B. & M.

- Section 3: All







TOWNSHIP 29 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 36: W1/2NE1/4

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 10: SW1/4SE1/4

Section 30: S1/2NE1/4; NE1/4SE1/4

PARCEL III

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 15: All

Section 21: All

Section 23: All

EXCEPTING, therefrom, ninety per cent (90%) of the coal, oil, gas and other minerals of every kind and nature whatsoever as reserved by STRATHEARN CATTLE COMPANY and DAVE STRATHEARN in Deeds recorded May 25, 1959 in Book 25 of Deeds at page 297, Eureka County, Nevada, records and recorded June 10, 1959 in Book 25 of Deeds at page 310, Eureka County, Nevada records.

PARCEL IV

TOWNSHIP 29 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 10: N1/2; SW1/4; N1/2SE1/4; SE1/4SE1/4

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 10: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 14: W1/2NE1/4; SW1/4; S1/2SE1/4

Section 16: NE1/4NE1/4; S1/2NE1/4; SE1/4; SE1/4SW1/4

Section 22: All



From: Eureka Co Recorder

10/17/2008 12:09

#018 P.002/003

# STATE OF NEVADA DECLARATION OF VALUE

## DOC # DV-212641

10/17/2008 4:16 PM

### Official Record

#### 1. Assessor Parcel Number (s)

- a) N/A
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Recording requested By  
FROME RANCH

Eureka County - NV  
Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$47.00  
Recorded By: LLH RPTT:  
Book- 0480 Page- 0329

#### 2. Type of Property:

- |  |                      |                             |                |
|--|----------------------|-----------------------------|----------------|
| a) <input type="checkbox"/>            | Vacant Land          | b) <input type="checkbox"/> | Single Fam Res |
| c) <input type="checkbox"/>            | Condo/Plat           | d) <input type="checkbox"/> | 2-4 Plex       |
| e) <input type="checkbox"/>            | Ap. Bldg             | f) <input type="checkbox"/> | Comm/Ind       |
| g) <input checked="" type="checkbox"/> | Agricultural         | h) <input type="checkbox"/> | Mobile Home    |
| i) <input checked="" type="checkbox"/> | Other Mineral Rights |                             |                |

#### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0

Transfer Tax Value \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 0

#### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.050, Section: #9
- b. Explain Reason for Exemption: Character: Grantee own  
Same entity

#### 5. Partial Interest: Percentage being transferred: N/A %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.050 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 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 375.130, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Trustee

Signature: [Signature] Capacity: Trustee

#### SELLER (GRANTOR) INFORMATION

#### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: John B. Frome, Trustee

Address: P.O. Box 968

City: Anton

State: WY Zip: 83110

(REQUIRED)

Print Name: Frome Minerals LLC

Address: P.O. Box 968

City: Anton

State: WY Zip: 83110

#### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: John Frome Escrow # N/A

Address: P.O. Box 968

City: Anton State: WY Zip: 83110