



When recorded mail to:  
Shirley Rother Bomhoff  
503 Brandley Circle  
P.O. Box 472  
Okarche, OK 73762

Mail tax statement to:  
Shirley Rother Bomhoff  
503 Brandley Circle  
P.O. Box 472  
Okarche, OK 73762

Document prepared by:  
Bradley R. Cahoon  
Snell & Wilmer L.L.P.  
15 W. South Temple, Suite 1200  
Salt Lake City, UT 84101  
(801) 257-1900

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

**GRANT, BARGAIN AND SALE DEED**  
**(Shirley Rother Bomhoff to Shirley's Cookie Jar, LLC)**  
**(Minerals, Including Precious Metals and Oil and Gas)**

THIS GRANT, BARGAIN AND SALE DEED is made this \_\_\_ day of July, 2012, by and between SHIRLEY ROTHER BOMHOFF, a married woman, whose address is 503 Brandley Circle, P.O. Box 472, Okarche, Oklahoma 73762 ("Seller") and SHIRLEY'S COOKIE JAR, LLC, an Oklahoma limited liability company whose address is 503 Brandley Circle, P.O. Box 472, Okarche, Oklahoma, 73762 ("Purchaser").

**WITNESSETH**

THAT Seller for good and valuable consideration, the receipt and sufficiency of which are hereby confessed and acknowledged, hereby grants, bargains and sells unto Purchaser, its successors and assigns forever, all of Seller's right, title and interest in that certain real property described in Exhibit A to this Grant, Bargain and Sale Deed, subject to the reservations stated below (the "Property").

TO HAVE AND TO HOLD the Property, subject to (i) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; and (ii) restrictions, conditions, reservations, rights of way, easements and any other encumbrances affecting the Property as the same may now appear of record.

IN WITNESS WHEREOF, Seller has executed this Grant, Bargain and Sale Deed as of the date first written above.

SHIRLEY ROTHER BOMHOFF

By: Shirley Rother Bomhoff

**PURCHASER'S ACKNOWLEDGEMENT**

By signing below, the undersigned Purchaser acknowledges and agrees to the reservation terms of this Deed set forth above.

SHIRLEY'S COOKIE JAR, LLC

By: Shirley Rother Bomhoff  
Shirley Rother Bomhoff  
Its: Member and Manager

**Shirley Rother Bomhoff Acknowledgment**

STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF Canadian )

On October 10, 2012, before me, Doula Buck, a duly commissioned Notary Public for said State, personally appeared Shirley Rother Bomhoff, personally known to me, who upon oath acknowledged that she executed the within instrument.

IN WITNESS WHEREOF, I have signed my name and affixed my official seal.





**EXHIBIT A**

**THE FOLLOWING DESCRIBED PROPERTY LOCATED IN EUREKA COUNTY, STATE OF NEVADA:**

All of the Seller's right, title, and interest in and to that certain Net Smelter Royalty on all minerals except oil, gas and associated hydrocarbons, produced from the parcels described below, in the amount of two percent (2%) of Net Smelter Returns as reserved by Seller in a Grant, Bargain and Sale Deed recorded in Eureka County, Nevada on October 6, 2011 as document number 218747 at Book 0524, page 0031;

Section 4: SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$

Section 5: Lot 2, SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$

Section 8: E $\frac{1}{2}$

Section 9: W $\frac{1}{2}$ .

Together with all of the Seller's right, title, and interest in and to one-half (1/2 of 8/8) of all petroleum, oil, natural gas and products derived therefrom, including without limitation casinghead gas, condensates and associated hydrocarbons and sulfur produced in association with hydrocarbons, located within or beneath the following described real property:

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 4: SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$

Section 5: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$

Section 8: E $\frac{1}{2}$

Section 9: W $\frac{1}{2}$ .



**State of Nevada  
Declaration of Value**

**DOC # DV-221700**  
 10/15/2012 03:47 PM  
**Official Record**  
 Recording requested By  
 SNELL & WILMER LLP  
**Eureka County - NV**  
**Mike Rebaleati - Recorder**  
 Page 1 of 1 Fee: \$17.00  
 Recorded By: FES RPTT:  
 Book- 539 Page- 0348

1. **Assessor Parcel Number(s)**  
 a) N/A  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other - Mineral interest only

3. **Total Value/Sales Price of Property:** \$ N/A  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 8  
 b. Explain Reason for Exemption: Mineral Interest only.

5. **Partial Interest: Percentage being transferred:** \_\_\_\_\_ **% Please see Exhibit A attached.**

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 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: Shirley Rother Bornhoff  
 Signature: Shirley Rother Bornhoff

Capacity: Individual  
 Capacity: member/manager  
Shirley's Cookie Jar LLC

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Shirley Rother Bornhoff  
 Address: 503 Brandley Cir., P.O. Box 472  
 City: Okarche  
 State: Oklahoma                      Zip: 73762

Print Name: Shirley's Cookie Jar, LLC  
 Address: 503 Brandley Cir., P.O. Box 472  
 City: Okarche  
 State: Oklahoma                      Zip: 73762

**COMPANY REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_