

DOC # 0230053

11/03/2015

11:49 AM

Official Record

Recording requested By
NOBLE ROYALTIES INC

Eureka County - NV

Sara Simmons - Recorder

Fee: \$25.00

Page 1 of 12

RPTT:

Recorded By: LH

Book- 585 Page- 0318



0230053

**Return To: Noble Royalties, Inc.
Attn: Gloria Donovan
15303 N. Dallas Pkwy, Ste. 1350
Addison, TX 75001**

ASSIGNMENT & CONVEYANCE

Prepared By Angela Korthauer And When Recorded Return to: Gloria Donovan Noble Royalties, Inc. 15303 N. Dallas Pkwy, Suite 1350 Addison, TX 75001 (972) 720-1888	Documentary/Transfer Tax Information:	Future Tax Statements May Be Sent To: Brown/Drake Royalties LLC 15303 N. Dallas Pkwy Suite. 1350 Addison, TX 75001
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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER

ASSIGNMENT AND CONVEYANCE

(Brown/Drake Properties)

STATE OF NEVADA

§

§ **KNOW ALL MEN BY THESE PRESENTS THAT:**

COUNTY OF EUREKA

§

This Assignment and Conveyance is effective for revenue received by the Manager Compass Royalty Management LLC after the cutoff date for the September 1, 2015, distribution, (the “Effective Time”) and is by and between **Peggy Aguilar ; Nancy Foster ; Cheryl Pinkston; Jay and Virginia Crofoot Management Trust ; and, Terry Crofoot**, (hereinafter individually and collectively referred to as “**Grantors**”), and the entity or entities identified on **Exhibit D-1 and Exhibit D-2** attached hereto (hereinafter individually and collectively referred to as “**Grantees**”), with addresses as shown on Exhibit D-1 and D-2.

RECITALS

(A) The term “**Interests**” shall be defined as all of the mineral interests, royalty interests, and/or overriding royalty interests in and to all of the leases, lands, depths and wells which are described in and conveyed by the Assignments and Conveyances as hereinafter defined, including any new or additional leases, lands, depths and wells

(B) The term “**Assignments**” shall be defined as all of the deeds, instruments of conveyance and/or assignments listed on **Exhibit A** attached hereto and incorporated herein for all purposes, which deeds, instruments of conveyance and/or assignments cover certain mineral interests, royalty interests and/or overriding royalty interests in and to the leases, lands, depths and wells more particularly described and/or referred to therein, including any new or additional leases, lands, depths and wells.

(C) To the extent required for recording in any particular county, parish or jurisdiction in which any land affected by any of the Assignments and Conveyances are located, a legal description of such land is attached hereto as **Exhibit C**.



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(D) The term "**Executive Rights**" as used herein includes without limitation, all executive rights as defined under applicable law, the right to grant, amend, ratify, correct or otherwise modify any oil, gas and mineral lease covering any of the Interests, the right to execute pooling agreements or ratifications thereof, the right to execute division orders, amended division orders, transfer orders or stipulations of interest covering any of the Interests and to bind Grantees thereto, and the right to execute all manner of instruments intended to cure existing or after-discovered title defects affecting the Interest. The term "**Executive Rights**" specifically includes the right to receive, on behalf of the Grantees, any and all oil, gas and/or mineral related revenue including revenue from the sale of production, lease bonuses, lease rentals, delay rental and shut-in payments, made payable to the Executive Rights Grantees shown on Exhibit D-1.

(E) Grantors desire to grant, convey and assign all of that part of its interest in the Interests to Grantees in the portions set forth in Exhibit D-1 and Exhibit D-2.

AGREEMENT

In consideration of the sum of One and 00/100 Dollar [\$1.00], and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Grantors hereby grant, convey and assign unto the Executive Rights Grantees shown on Exhibit D-1, all of that part of Grantors' undivided interest in and to any Executive Rights in the Interests, any surface rights, possessory rights, net profit interests, and so-called "working interests" in the Interests.**

For the same consideration, **Grantors hereby grant, convey and assign unto the Residual Grantees shown on Exhibit D-2, all the remainder of that part of Grantors' undivided interest in and to the Interests.**

This assignment and conveyance is subject to those terms, conditions and disclaimers set forth on Exhibit B, which is attached hereto and incorporated herein for all purposes.

The terms and provisions of this Assignment and Conveyance shall extend to, be binding upon, and shall inure to the benefit of the parties hereto their respective heirs, successors and/or assigns.

This Assignment and Conveyance may be executed in one or more counterparts each of which shall be deemed an original all of which shall constitute one document.

(Signature Blocks Begin on the Next Page)



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IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 14th day of September, 2015, but shall be effective as of the Effective Time.

GRANTOR:
PEGGY AGUILAR

Peggy Aguilar
Peggy Aguilar

STATE OF TEXAS

COUNTY OF LUBBOCK

On this 14 day of Spt., 2015, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Peggy Aguilar**, who stated and acknowledged that she had signed, executed and delivered said foregoing instrument in her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth herein.



J. Stegemoeller
Notary Public
Printed Name: Jordan Stegemoeller
Notary Public in and for said County and State
My Commission Expires: 5/29/19



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IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 28 day
of Aug, 2015, but shall be effective as of the Effective Time.

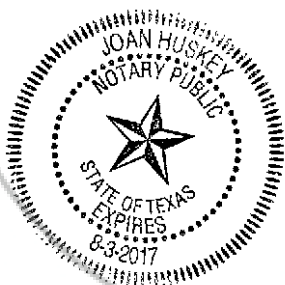
GRANTOR:
NANCY FOSTER

Nancy Foster
Nancy Foster

STATE OF TEXAS

COUNTY OF LUBBOCK

On this 28 day of Aug, 2015, before me, a Notary Public, duly
commissioned, qualified and acting, within and for said County and State, personally appeared the
within named **Nancy Foster**, who stated and acknowledged that she had signed, executed and
delivered said foregoing instrument in her official capacity for and on behalf of the Grantor for
the consideration, uses and purposes therein mentioned and set forth herein.



Joan Huskey
Notary Public
Printed Name: Joan Huskey
Notary Public in and for said County and State
My Commission Expires: 8/3/17



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IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 14th day of September, 2015, but shall be effective as of the Effective Time.

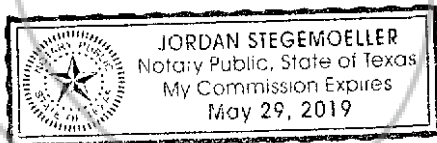
GRANTOR:
CHERYL PINKSTON

Cheryl Pinkston
Cheryl Pinkston

STATE OF TEXAS

COUNTY OF LUBBOCK

On this 14 day of Sept., 2015, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Cheryl Pinkston**, who stated and acknowledged that she had signed, executed and delivered said foregoing instrument in her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth herein.



Jordan Stegemoeller
Notary Public
Printed Name: Jordan Stegemoeller
Notary Public in and for said County and State
My Commission Expires: 5/24/19



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IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 14th day of September, 2015, but shall be effective as of the Effective Time.

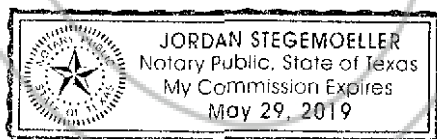
GRANTOR:
JAY AND VIRGINIA CROFOOT
MANAGEMENT TRUST

Terry Crofoot
Terry Crofoot, Trustee

STATE OF TEXAS

COUNTY OF LUBBOCK

On this 14 day of Sept., 2015, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Terry Crofoot, Trustee** of the **Jay and Virginia Crofoot Management Trust**, who stated and acknowledged that she had signed, executed and delivered said foregoing instrument in her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth herein.



Jordan Stegemoller
Notary Public

Printed Name: Jordan Stegemoller

Notary Public in and for said County and State

My Commission Expires: 5/29/19



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IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 14th day
of September, 2015, but shall be effective as of the Effective Time.

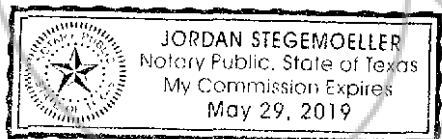
GRANTOR:
TERRY CROFOOT

Terry Crofoot
Terry Crofoot

STATE OF TEXAS

COUNTY OF LUBBOCK

On this 14 day of Spt., 2015, before me, a Notary Public, duly
commissioned, qualified and acting, within and for said County and State, personally appeared the
within named **Terry Crofoot**, who stated and acknowledged that she had signed, executed and
delivered said foregoing instrument in her official capacity for and on behalf of the Grantor for
the consideration, uses and purposes therein mentioned and set forth herein.



Jordan Stegemoeller
Notary Public
Printed Name: Jordan Stegemoeller
Notary Public in and for said County and State
My Commission Expires: 5/29/19



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EXHIBIT A

LIST OF ASSIGNMENTS AND CONVEYANCES

STATE OF NEVADA §
 §
COUNTY OF EUREKA §

RECORDING DATA

<u>Document/Entry No.</u>	<u>Book</u>	<u>Volume</u>	<u>Page</u>
196418	407		251
201429	425		381



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EXHIBIT B

TERMS, CONDITIONS AND DISCLAIMERS

This conveyance and the conveyance of the interest hereof are expressly made subject to, and the Interests herein assigned and conveyed shall bear, their proportionate share of all of the terms, provisions, reservations and obligations contained in the Assignments, and further subject to all interests and matters burdening the Interests, whether or not appearing of record, whether now in existence or hereafter arising.

Michigan Properties only, if any: The Grantor grants to Grantees the right to make zero divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally acceptable agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.



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EXHIBIT C

**Legal Description
Drake Properties**

**Eureka County,
Nevada
Page 1 of 1**

Lander and Eureka Counties, Nevada land described in Order To Amend Or Correct Decree In The Second Judicial District Court Of The State Of Nevada In And For The County Of Washoe In The Matter of the Estate of Dorothe Macmillan, Deceased, recorded in Case No. 273559, Dept No. 4, Washoe County, Nevada.

Also being the same land described in Deed Of Trust, dated April 10, 1996 by and between James M. Kline and Helen M. Kline, as husband and wife, as Trustors and Stewart Title Northeastern Nevada, as Trustee, and Board of Trustees of The Leland Stanford University Junior University, as Beneficiary, recorded in Book 294, page 343 of the Official Records of Eureka County, Nevada and described as follows:

S/2 SE/4 of Section 8; NW/4 Section 17 and the E/2 NE/4 of Section 18 all in Township 31, North, Range 48 East, M.B.D.M. located in Lander and Eureka Counties, Nevada.



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EXHIBIT D-1
"Executive Rights Grantees"

Grantees of the Executive Rights in the Interests

Brown Drake Royalties, LLC
15303 North Dallas Parkway, Suite 1350
Addison, Texas 75001

EXHIBIT D-2
"Residual Grantees"

It being the intent of the parties hereto that each of the below named Grantees receive that fractional interest [identified below] from an undivided 0.10000000 decimal interest that Grantors collectively own in the Interests.

<u>Grantor</u>		<u>Grantee</u>	
Peggy Aguilar Post Office Box 53188 Lubbock, Texas 79453	Conveys To	Aguilar Royalties, LP Post Office Box 53188 Lubbock, Texas 79453	
	0.02000000		0.03000000
Nancy Foster Post Office Box 53188 Lubbock, Texas 79453	Conveys To	Foster Royalties, LP Post Office Box 53188 Lubbock, Texas 79453	
	0.01000000		0.02000000
Cheryl Pinkston Post Office Box 53188 Lubbock, Texas 79453	Conveys To	Pinkston Royalties, LP Post Office Box 53188 Lubbock, Texas 79453	
	0.02000000		0.03000000
Jay and Virginia Crofoot Management Trust Post Office Box 53188 Lubbock, Texas 79453	Conveys To	Rescate Royalties, LP Post Office Box 53188 Lubbock, Texas 79453	
	0.04000000		0.02000000
Terry Crofoot Post Office Box 53188 Lubbock, Texas 79453	Conveys To		
	0.01000000		
Gross Interest Conveyed Herein (Total)		- 0.10000000	
Gross Interest Retained by Grantors		- 0.00000000	

(End of Document)



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-230053

11/03/2015

11:45 AM

Official Record

1. Assessor Parcel Number(s)

- a) _____
b) _____
c) _____
d) _____

Recording requested By
NOBLE ROYALTIES INC

Eureka County - NV

Sara Simmons - Recorder

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

Page 1 of 1 Fee: \$25.00

Recorded By: LH RPTT:

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Date of Recording: _____

Notes: _____

☒ Other Transfer of Mineral Royalty & overriding royalty interest

3. Total Value/Sales Price of Property

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

Transfer Tax Value: \$ 0

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: Consideration is less than \$100.00

Transfer of Mineral Interest.

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 [Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Multiple names (see attached)

Address: _____

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Multiple names (see attached)

Address: _____

City: _____

State: _____ Zip: _____

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

Print Name: Chloria Donovan Escrow #: _____

Address: 5303 N. Dallas Pkwy, Ste 1350

City: Addison State: TX Zip: 75001

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

* Please see attachment for full list & details of each grantors & grantees identified therein.

EXHIBIT D-1
"Executive Rights Grantees"

Grantees of the Executive Rights in the Interests

Brown Drake Royalties, LLC
15303 North Dallas Parkway, Suite 1350
Addison, Texas 75001

EXHIBIT D-2
"Residual Grantees"

It being the intent of the parties hereto that each of the below named Grantees receive that fractional interest [identified below] from an undivided 0.10000000 decimal interest that Grantors collectively own in the Interests.

Grantor

Peggy Aguilar
Post Office Box 53188
Lubbock, Texas 79453

Conveys To

Grantee

Aguilar Royalties, LP
Post Office Box 53188
Lubbock, Texas 79453

0.02000000

0.03000000

Nancy Foster
Post Office Box 53188
Lubbock, Texas 79453

Conveys To

Foster Royalties, LP
Post Office Box 53188
Lubbock, Texas 79453

0.01000000

0.02000000

Cheryl Pinkston
Post Office Box 53188
Lubbock, Texas 79453

Conveys To

Pinkston Royalties, LP
Post Office Box 53188
Lubbock, Texas 79453

0.02000000

0.03000000

Jay and Virginia Crofoot Management
Trust
Post Office Box 53188
Lubbock, Texas 79453

Conveys To

Rescate Royalties, LP
Post Office Box 53188
Lubbock, Texas 79453

0.04000000

0.02000000

Terry Crofoot
Post Office Box 53188
Lubbock, Texas 79453

Conveys To

0.01000000

Gross Interest Conveyed Herein (Total)

- **0.10000000**

Gross Interest Retained by Grantors

- **0.00000000**

(End of Document)

