

APN # \_\_\_\_\_

**Recording Requested By:**

Name Bridget Burton, Landman

Address 1873 S. Bellaire St. Ste. 900

City/State/Zip Denver, CO 80222

**DOC # 0232136**

10/31/2016

10:27 AM

**Official Record**

Recording requested By  
BRIDGET BURTON

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$42.00

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RPTT:

Recorded By: CH

Book- 597 Page- 0062



0232136

Assignment and Ueed  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

## ASSIGNMENT AND DEED

This Assignment and Deed effective as of July 1, 2016, is made by and between **U.S. Minerals LLC**, with an address of P.O. Box 3357, Englewood, Colorado, 80155, hereinafter referred to as "**Assignor**" and the following assignees in the proportions set forth below:

Retova Resources, LP                      35.00%  
1873 S. Bellaire Street  
Suite 900  
Denver, Colorado 80222

Maxmonte LLC                      30.00%  
PO Box 3358  
Englewood, CO 80155

Bay Minerals LLC                      23.3334%  
2751 Iris Ave.  
Boulder, CO 80304

Bay LLC                      9.3333%  
1512 Larimer St., Suite 150  
Denver, CO 80202

Bay Energy Partners LLC                      2.3333%  
1512 Larimer St., Suite 150  
Denver, CO 80202

The assignees above hereinafter are collectively referred to as the "**Assignees.**"

### WITNESSETH:

WHEREAS, Assignor is the owner of certain interests in oil, gas and other mineral properties including without limitation oil and gas leases, minerals, royalties, overriding royalties, and contracts relating thereto, and the personal property, surface rights, appurtenances and other mineral interests of whatsoever kind or nature relating thereto, or used in connection with the ownership and development of the mineral estate in, on and under the lands described in Exhibit 'A' attached hereto and made a part hereof (collectively the "**Property**"); and

WHEREAS, Assignor desires to grant, transfer, assign, quitclaim, and convey unto Assignees the Property and Assignees desire to acquire the Property as set forth herein.

NOW THEREFORE for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, transfer, assign, quitclaim and convey unto the Assignees in the percentages set forth above all of Assignor's right, title, and interest in and to the oil, gas and other minerals of whatsoever nature or kind in, on and under the lands located and described in the attached Exhibit 'A' identified as the Property, including all personalty, appurtenances, fixtures, equipment and surface rights of whatsoever nature used in connection therewith, or relating to the mineral interest therein.

It is the intent of the Assignor, and Assignor does by these presents convey to Assignees, all of Assignor's right, title and interest in and to the Property to have and to hold unto said Assignees, and their successors and assigns, forever.

**When Recorded Return to:**  
Bridget Burton/Quiat Companies  
1873 S. Bellaire St., Suite 900  
Denver, CO 80222  
(720)723-2771



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This Assignment and Deed is made without warranty of title, fitness or condition, express or implied, except the executing party represents and warrants that they have full authority and capacity to enter into and execute this Assignment and Deed

The Property and interests described on Exhibit 'A' represents, to the best of Assignor's knowledge, all oil, gas and other mineral property owned by Assignor in the county and State identified on Exhibit 'A' attached, but in the event any other oil, gas and other mineral property is hereinafter discovered to have been omitted from said Exhibit 'A', **it is Assignor's intent and by these presents Assignor hereby grants, transfers, assigns, quitclaims and conveys unto Assignees all of the right, title and interest of said Assignor in and to any and all oil, gas and other mineral properties of whatsoever kind and nature located in the aforesaid county and State.**

WITNESS my hand this 27 day of July, 2016, but effective for all purposes as of **July 1, 2016**.

U. S. Minerals LLC

May Kwok  
By: May Kwok, Manager

ACKNOWLEDGEMENT

STATE OF COLORADO                    )  
  ) ss.  
CITY & COUNTY OF DENVER        )

The foregoing instrument was acknowledged before me this 27 day of July, 2016, by May Kwok as Manager of U.S. Minerals LLC on behalf of the company.

Witness my hand and official seal.

Susan J. Burnett  
Notary Public

My Commission Expires:

2/27/17

*Susan J. Burnett*  
Notary Public  
State of Colorado  
ID: 20094006188  
Comm Exp February 27, 2017

**Exhibit 'A'**

Attached to, and made a part thereof, that certain Assignment, Deed, and Bill of Sale by and between U.S. Minerals, LLC, and Retova Resources, LP, et al, effective July 1, 2016

**Eureka County, Nevada**

1. Doc No.: US-73  
Grantor: Steven L. Veal, Trustee of the Harry K. Veal, Irrevocable Trust, d/b/a H.K. Veal & Co.  
Grantee: US Minerals LLC, and May Kwok-Keating  
Lease: USA N-11348  
Dated: June 1, 1994  
Recorded: Book 272, Page 144, No. 153969  
Lands: Township 27 North, Range 52 East, NDM  
Section 7: NE  
Section 8: W2, SE, S2NE

Recording requested By  
BRIDGET BURTONSTATE OF NEVADA  
DECLARATION OF VALUE FORM

Eureka County - NV

Lisa Hoehne - Recorder

## 1. Assessor Parcel Number(s)

- a) \_\_\_\_\_  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

Page 1 of 1 Fee: \$42.00  
 Recorded By: CH RPTT:  
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## 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  
☐ Other \_\_\_\_\_

## FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

## 3. Total Value/Sales Price of Property

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property)

( ) \_\_\_\_\_

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax Due

\$ \_\_\_\_\_

## 4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 8b. Explain Reason for Exemption: Transfer is a result of dissolved LLC being assigned to its members and is a mineral /  
ORRI 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 Bridget BurtonCapacity Agent/Landman

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: Bridget Burton, Landman Escrow #: NAAddress: 1873 S. Bellvue St. Ste 900City: Denver State: CO Zip: 80222

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED