

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
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2020-240716

06/09/2020 11:39 AM

WILSON BARROWS SALYER JONES
LISA HOEHNE, CLERK RECORDER

E99

APN: N/A

**Mailing Address of Grantee or Other Person
Requesting Recording:**

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

Idaho Resources Corporation
C/O Holly Wilson
P.O. Box 2183
Grand Junction, CO 81502

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Shay West

Legal Secretary

Name

Title

Signature



Title of Document Recorded:

Royalty Deed

ROYALTY DEED

The undersigned Grantor hereby grants, bargains and sells the below described real property in the Counties of Eureka and Lander, State of Nevada, to the following Grantees:

Grantor: Hollis C. Wilson, as Trustee of the Wilson Family Trust

Grantee No. 1: Suzanne Kelly Wilson, an undivided 25%

Grantee No. 2: William Brent Wilson, an undivided 25%

Grantee No. 3: Juliet Ross Wilson, an undivided 25%

Grantee No. 4: Hollis Carolyn Wilson, the remaining undivided 25%

I.

RECITALS AND DEFINED TERMS

1.1 Grantor, and others, being the successors in interest to Idaho Mining Corporation, a dissolved corporation (the "**Idaho Successors**"), were parties to the following conveyances and agreements under which certain net profit interests were converted into overriding royalty interests:

A. Special Warranty Deed Conveying Overriding Royalty Interest dated June 30, 1993, recorded in Book 396, commencing at Page 23 in Lander County, and Book 248, commencing at Page 284 in Eureka County, as corrected by Correction Special Warranty Deed Conveying Overriding Royalty Interest dated August 9, 1993, recorded in Book 400, commencing at Page 328 in Lander County, and in Book 253, commencing at Page 405 in Eureka County (referred to herein as the "**Royalty Deed**").

B. Special Warranty Deed and Bill of Sale dated June 30, 1993, recorded in Book 396, commencing at Page 160 in Lander County, and in Book 248, commencing at Page 422 in Eureka County, as corrected by Correction Special Warranty Deed and Bill of Sale dated August

9, 1993, recorded in Book 400, commencing at Page 599 in Lander County, and in Book 254, commencing at Page 142 in Eureka County.

C. Special Warranty Deed Conveying Interest in Overriding Royalty from the **Idaho Successors**, to Placer Dome U.S. Inc. and Kennecott Exploration (Australia) Ltd., dated June 30, 1993, recorded in Book 396, commencing at Page 276 in Lander County, and in Book 249, commencing at Page 1 in Eureka County, as corrected by Correction Special Warranty Deed Conveying Interest in Overriding Royalty dated August 9, 1993, recorded in Book 400, commencing at Page 458 in Lander County, and in Book 254, commencing at Page 001 of the Official Records of Eureka County (referred to herein as the "**Placer-Kennecott Deed**").

D. Memorandum of Surviving Provisions of the Exchange Agreement dated June 30, 1993, recorded in Book 396, commencing at Page 151 in Lander County, and in Book 248, commencing at Page 412 in Eureka County, as corrected by Corrected Memorandum of Surviving Provisions of Exchange Agreement dated August 9, 1993, recorded in Book 400, commencing at Page 589 in Lander County, and in Book 254, commencing at Page 132 in Eureka County.

E. Exchange Agreement dated June 30, 1993 as amended by First Amendment of Exchange Agreement dated August 9, 1993, memoranda of which are recorded as set forth in subparagraph D above.

F. Clarification Agreement between the Cortez Joint Venture, Cortez Gold Mines, Placer Dome U.S. Inc., Kennecott Exploration (Australia), Ltd., Idaho Resources Corporation and the **Idaho Successors**. This document is dated August 11, 1995 and is recorded in Book 421, commencing at Page 205 in Lander County, and in Book 287, commencing at Page 552, in Eureka County.

G. Special Warranty Deed Conveying an Interest in Overriding Royalty dated September 1, 1999 from W.L. Wilson and Joan Wilson, to Royal Gold, Inc., recorded in Book 468, commencing at page 015 in Lander County (referred to herein as the "**Royal Gold Deed**").

H. Special Warranty Deed Conveying an Interest in Overriding Royalty dated October 31, 2008 and recorded in Book 482, commencing at page 1 in Eureka County (referred to herein as the "**Barrick Deed**").

I. Deed recorded in Book 651 at Page 625 of the records of Lander County, Nevada, and in Book 555 at Page 286 of the records of Eureka County, Nevada. The Wilson Family Trust was funded by a distribution from the Estate of Joan Wilson.

The instruments listed above in 1(A) through 1(F) are incorporated herein by reference and are referred to collectively as the "**Idaho Conversion Documents**."

1.2 The rights and interests conveyed to the **Idaho Successors** by the **Idaho Conversion Documents**, as diminished by the portion of those rights and interests conveyed by the **Idaho Successors** under the **Placer-Kennecott Deed** and the **Royal Gold Deed**, are referred to in this Deed as the “**Royalty Interests**.” The description of the properties under control of the successor to the Cortez Joint Venture, (currently **Barrick Cortez LLC and Nevada Gold Mines LLC**), (the “**Subject Area**”), and which are subject to payment of royalties to the Grantor, include all properties within a defined **Area of Interest** which is described in the **Barrick Deed**. The **Royalty Interests**, which pertain and attach to the Subject Area are referred to as the “**Subject Interests**.”

1.3 Wherever the context so requires in this Deed, use of a masculine word form shall include the feminine or neuter forms thereof, use of a singular form shall include the plural and vice versa.

II.

CONVEYANCE

2.1 Without consideration, Grantor hereby grants, bargains, sells, deeds and conveys to Grantees all of Grantor’s right, title and interest, including any and all after acquired title, in and under the **Subject Interests**, being limited to the interests which attach and/or pertain to the **Subject Area** as follows:

Grantee No. 1:	Suzanne Kelly Wilson, an undivided	25%
Grantee No. 2:	William Brent Wilson, an undivided	25%
Grantee No. 3:	Juliet Ross Wilson, an undivided	25%
Grantee No. 4:	Hollis Carolyn Wilson, the remaining undivided	<u>25%</u>
	For a total of	100%

III.

MISCELLANEOUS

3.1 This Deed and conveyance is subject to the restraints and obligations imposed upon Grantor by the provisions of the **Idaho Conversion Documents**, and Grantees take title to the rights, titles and interests hereby conveyed to it subject to those restraints and obligations, insofar but only insofar as the same relate and pertain to the **Subject Area** and not to any areas or lands lying outside of the **Subject Area**.

3.2 Grantor shall promptly notify **Barrick Cortez LLC and Nevada Gold Mines LLC** that payment of the applicable percentage of the royalties which would otherwise be payable to Grantor in respect to “**Bullion**” recovered from “**Production**” from the **Subject Area**, commencing with recoveries

of Bullion made on or after May 1, 2020, payment for which is required on or before June, 2020, and all royalties payable to Grantor from the **Subject Area** thereafter shall be made to Grantees:

Grantee No. 1:	Suzanne Kelly Wilson an undivided	25%
Grantee No. 2:	William Brent Wilson an undivided	25%
Grantee No. 3:	Juliet Ross Wilson an undivided	25%
Grantee No. 4:	Hollis Carolyn Wilson, the remaining undivided	<u>25%</u>
	For a total of	100%

The terms "**Production**" and "**Bullion**" shall have the same meanings as assigned thereto in the **Royalty Deed** and the **Placer-Kennecott Deed**.

3.3 The rights and interests conveyed to Grantees by this Deed shall attach and pertain to all of the mining claims, mineral rights and properties described in the **Barrick Deed**, to any amendments or relocations of the mining claims described in the **Barrick Deed** and also to any other mining claims, mineral rights, properties or leases which may have been acquired subsequent to August 9, 1993 and prior to June 1, 2083 within the **Subject Area** by Cortez Joint Venture and/or Cortez Gold Mines (more fully identified in the Idaho Conversion Documents) or their successors, and which become subject to the provisions of the **Idaho Conversion Documents** in accordance with the terms thereof.

3.4 Grantor agrees to execute such other documents and give such further assurances, if any become necessary, in order to effectuate and carry out the full intents and purposes of this Deed.

3.5 The provisions of this Deed shall be binding upon and shall inure to the benefit of the Grantor and Grantee and their respective successors, assigns, personal representatives, and heirs.

Dated this 5TH day of JUNE, 2020.

Wilson Family Trust

By: Hollis C. Wilson
Hollis C. Wilson, Trustee

[Acknowledgment on next page]

STATE OF COLORADO)
) ss
COUNTY OF MESA)

This Royalty Deed was acknowledged before me on the 5th day of June, 2020,
by Hollis C. Wilson, Trustee of the Wilson Family Trust.

MARILYN APPLGATE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974010330
My Commission Expires July 25, 2021

Marilyn Applegate
Notary Public

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

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'l/Ind'l
 g. Agricultural h. Mobile Home
 Other an interest in minerals

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$ N/A
 b. Deed in Lieu of Foreclosure Only (value of property N/A)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: Not taxable since it is not a deed, it is a conveyance of an interest in minerals NRS 375.010 (1)(b)(8).

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 [Signature] Capacity: Attorney

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Idaho Resources Corporation
 Address: PO Box 2183
 City: Grand Junction
 State: CO Zip: 81502

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Holly Wilson, et al
 Address: PO Box 2183
 City: Grand Junction
 State: CO Zip: 81502

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Wilson Barrows Salyer Jones Escrow # _____
 Address: 442 Court Street
 City: Elko State: Nevada Zip: 89801