

EUREKA COUNTY, NV

2020-242726

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\$37.00 Pgs=7

12/15/2020 03:40 PM

WILSON BARROWS SALYER JONES

LISA HOEHNE, CLERK RECORDER

E07

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:**

Madeline K. Wilson, Trustee  
P.O. Box 30000  
Reno, Nevada 89520

**Social Security Number Affirmation Statement:**

X 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.

Tiffany Eklund

Paralegal

Name

Title

Signature

**Title of Document Recorded:**

Trust Distribution Deed

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

## TRUST DISTRIBUTION DEED

FOR VALUE RECEIVED 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 Grantee:

**Grantor:** Timothy K. Wilson, as Trustee of the Gregory A. Wilson Testamentary Trust FBO Madeline K. Wilson (the "Trust").

**Grantee:** Madeline K. Wilson, as Trustee under The Maddy Wilson Family Trust Agreement dated October 8, 2020.

**Taking title as:** As her sole and separate property.

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

### RECITALS AND DEFINED TERMS

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 Gregory Arthur Wilson to Royal Gold, Inc., recorded in Book 468, commencing at page 093 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 199 in Eureka County (referred to herein as the “**Barrick Deed**”).

The instruments listed above in 1(a) through 1(f) are incorporated herein by reference and, hereinafter, referred to collectively as the “**Idaho Conversion Documents.**”

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, the Royal Gold Deed, and the Barrick 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, Inc.), (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.**”

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.

4. Grantor acquired an interest in the Subject Interests under the Personal Representative Deed Conveying Interests in Overriding Royalty dated October 2, 2014, recorded as Document # 1271928 in Book 663, commencing at Page 500 in Lander County, and as Document # 0227923 in Book 572, commencing at Page 128 in Eureka County.

5. This Deed is not made pursuant to a sale of any part of Grantor's interest in the Subject Interests, but rather is made pursuant to the terms of the Trust to effectuate a testamentary gift in trust made by Gregory A. Wilson, deceased to Madeline K. Wilson (the "**Beneficiary**"). The Trust instrument provides that when the Madeline K. Wilson attains 25 years of age, the Trustee must distribute the balance of the Trust assets to her. Madeline K. Wilson has attained 25 years of age.

## II.

### CONVEYANCE

Without consideration, Grantor hereby grants, bargains, deeds and conveys to Grantee, individually and free of trust, all right, title and interest of Grantor, **as Trustee of the Gregory A. Wilson Testamentary Trust FBO Madeline K. Wilson**, in and under the Subject Interests, being limited to the interests which attach and/or pertain to the Subject Area.

## III.

### MISCELLANEOUS

1. This Deed and conveyance is subject to the restraints and obligations imposed upon Grantor by the provisions of the Idaho Conversion Documents, and Grantee takes 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.

2. Grantor shall promptly notify Barrick Cortez, Inc. that payment of the royalties which would otherwise be payable to Grantor in respect to

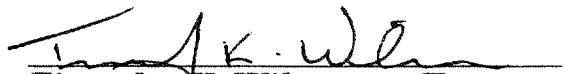
**"Bullion"** recovered from **"Production"** from the Subject Area, commencing with recoveries of Bullion made in the month that this Deed is recorded, payment for which is required in month following the month that this Deed is recorded, and all royalties payable to Grantor from the Subject Area thereafter as **Trustee of the Gregory A. Wilson Testamentary Trust FBO Madeline K. Wilson** shall be made directly to **Madeline K. Wilson, as Trustee under The Maddy Wilson Family Trust Agreement dated October 8, 2020.** The terms **"Production"** and **"Bullion"** shall have the same meanings as assigned thereto in the Royalty Deed and the Placer-Kennecott Deed.

3. The rights and interests conveyed to Grantee 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 be or 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.

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.

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: 12-14-2020

  
**Timothy K. Wilson, as Trustee  
of the Gregory A. Wilson  
Testamentary Trust FBO  
Madeline K. Wilson**

STATE OF NEVADA,                    )  
  ) ss.  
COUNTY OF WASHOE.                )

This instrument was acknowledged before me on the 14 day of Dec., 2020, by **Timothy K. Wilson, as Trustee of the Gregory A. Wilson Testamentary Trust FBO Madeline K. Wilson.**



*Jan Olivero*  
\_\_\_\_\_  
NOTARY PUBLIC

20110122rgb.wpc  
December 7, 2020



**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

**FOR RECORDERS OPTIONAL USE ONLY**

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

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

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

3.a. Total Value/Sales Price of Property

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

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value: \$ \_\_\_\_\_

d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: A transfer of Title to or from a Trust without consideration if certificate of trust is presented at the time of transfer.

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  Capacity: Attorney

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Timothy K. Wilson, Trustee

Address: P.O. Box 30000

City: Reno

State: Nevada Zip: 85014

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Madeline K. Wilson, Trustee

Address: P.O. Box 30000

City: Reno

State: Nevada Zip: 89520

**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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED