

EUREKA COUNTY, NV
LAND-ASN
Rec:\$37.00
Total:\$37.00
COMPASS ROYALTY MANAGEMENT
LLC

2022-247920
03/28/2022 08:57 AM
Pgs=24



00015583202202479200240244

LISA HOEHNE, CLERK RECORDER

ASSIGNMENT AND CONVEYANCE

Prepared By: John M. Leonard, Sr. Landman When Recorded Return to: Denise Suttice Compass Royalty Management 15303 N Dallas Pkwy, Ste 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, Ste 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

(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 referenced by each Grantor in **Exhibit D**, (the “**Effective Time**”) and is by and between **the entity or entities identified on Exhibit D attached hereto**, (hereinafter individually and collectively referred to as “**Grantor**”), and **the entity or entities identified on Exhibit E-1 and Exhibit E-2 attached hereto** (hereinafter individually and collectively referred to as “**Grantee**”), with an address as shown on Exhibit E-1 and E-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 as hereinafter defined.

(B) The term “Assignments” shall be defined as all of the instruments of conveyance and/or assignments listed on **Exhibit A** attached hereto and incorporated herein for all purposes, which 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.

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

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, amend 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 the proceeds of all oil and gas royalties, 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, and all other payments resulting from Grantees ownership made payable to the Grantee shown on Exhibit E-1.

(E) Grantor desires to grant, sell, convey and assign all of that part of its interest in the Interests to Grantee in the portions set forth in **Exhibit E-1** and **Exhibit E-2**.

AGREEMENT

In consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Grantor hereby grants, sells, conveys and assigns unto the Grantee shown on Exhibit E-1, all of that part of Grantor's undivided interest in and to any Executive Rights in the Interests, any surface rights, possessory rights, net profit interests, overriding royalty interests and working interests in the Interests.**

For the same consideration, **Grantor hereby grants, sells, conveys and assigns unto the Grantee shown on Exhibit E-2, all the remainder of that part of Grantor's 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.

Grantor represents and warrants that: (1) Grantor has complete right, power and authority to make this Assignment and Conveyance and that the signature or consent of no other person or entity is required; and (2) Grantor's Interest is free and clear of all voluntary and involuntary liens and other claims or rights of other persons or entities claiming by, through or under the Grantor.

The terms and provisions of this Assignment and Conveyance including Grantors representations and warranties, 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.

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 7th
day of May, 2019, but shall be effective as of the Effective date.

GRANTOR:
Estate of Bob Bozman

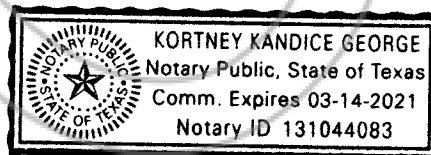
By: [Signature]
Lance Bozman, Independent Executor

STATE OF TEXAS

COUNTY OF Dallas County

On this 7th day of May, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Lance Bozman, Independent Executor** of the **Estate of Bob Bozman**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.

Kortney Kandice George
Notary Public
Printed Name: Kortney Kandice George
Notary Public in and for said County and State
My Commission Expires: 03-14-2021



IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 18
day of April, 2019, but shall be effective as of the Effective date.

GRANTOR:
ESTATE OF CHRISTY C COLLINS

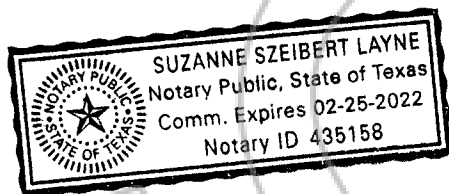
By: *Genevieve D. Collins*, Independent Executor
Genevieve Dorothy Collins, Independent Executor

STATE OF TEXAS

COUNTY OF

Dallas

On this 18 day of April, 2019, before me, a Notary Public, duly
commissioned, qualified and acting, within and for said County and State, personally appeared the
within named **Genevieve Dorothy Collins, Independent Executor of the Estate of Christy C
Collins**, who stated and acknowledged that he/she had signed, executed and delivered said
foregoing instrument in his/her official capacity for and on behalf of the Grantor for the
consideration, uses and purposes therein mentioned and set forth.



Suzanne Szeibert-Layne
Notary Public

Printed Name: *SUZANNE Szeibert-LAYNE*

Notary Public in and for said County and State

My Commission Expires: *2/25/2022*

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 24
day of April, 2019, but shall be effective as of the Effective date.

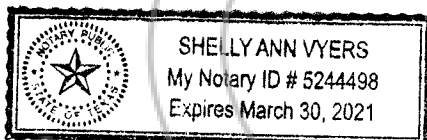
GRANTOR:
DEATON FAMILY TRUST

By: Peggy S Deaton, Trustee
Peggy S. Deaton, Trustee

STATE OF TEXAS

COUNTY OF Ellis

On this 24th day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Peggy S. Deaton, Trustee of the Deaton Family Trust**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.



Shelly Ann Vyers
Notary Public
Printed Name: Shelly Ann Vyers
Notary Public in and for said County and State
My Commission Expires: 3/30/21

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 24
day of April, 2019, but shall be effective as of the Effective date.

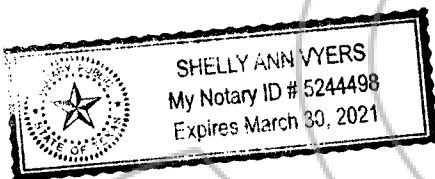
GRANTOR:
DEATON MARITAL TRUST

By: Peggy S Deaton, Trustee
Peggy S Deaton, Trustee

STATE OF TEXAS

COUNTY OF Ellis

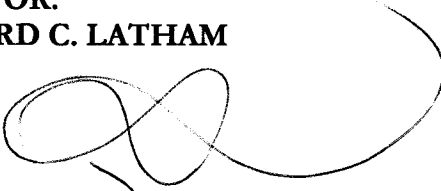
On this 24th day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Peggy S. Deaton, Trustee of the Deaton Marital Trust**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.



Shelly Ann Vyers
Notary Public
Printed Name: Shelly Ann Vyers
Notary Public in and for said County and State
My Commission Expires: 3/30/21

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 19th
day of April, 2019, but shall be effective as of the Effective date.

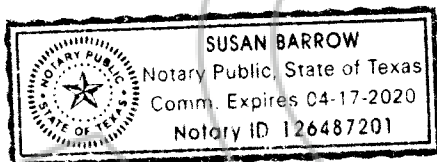
GRANTOR:
RICHARD C. LATHAM

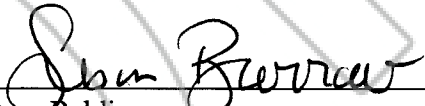
By: 
Richard C. Latham

STATE OF TEXAS

COUNTY OF Dallas

On this 19th day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Richard C. Latham**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.




Notary Public
Printed Name: Susan Barrow
Notary Public in and for said County and State
My Commission Expires: 4/17/2020

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 11
day of April, 2019, but shall be effective as of the Effective date.

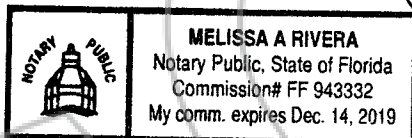
GRANTOR:
WILLIAM A LEWIS, JR

By: William A Lewis Jr.
William A Lewis, Jr

STATE OF FLORIDA

COUNTY OF manatee

On this 11 day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **William A Lewis, Jr**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.



[Signature]
Notary Public

Printed Name: Melissa Rivera

Notary Public in and for said County and State

My Commission Expires: 12/14/19

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 25th day of Apr. 1, 2019, but shall be effective as of the Effective date.

GRANTOR:

First Clearing Corp Cust for Wilma Jane Malone IRA Rollover(sic) #2718-2166

SUCC Custodian Wells Fargo Clearing Serv LLC FBO Wilma Jane Malone IRA# 2718-2166

By: Angela Bladdick

Print Name and Title: Angela Bladdick-Officer

STATE OF MISSOURI

COUNTY OF St. Louis

On this 25th day of Apr. 1, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named Angela Bladdick, as Officer of **Wells Fargo Clearing Serv LLC FBO Wilma Jane Malone IRA# 2718-2166**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.

Stephanie M Sheetz
Notary Public
Printed Name: Stephanie M Sheetz
Notary Public in and for said County and State
My Commission Expires: 4-29-20



IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 25th day of April, 2019, but shall be effective as of the Effective date.

GRANTOR:

First Clearing Corp Cust for Ronnnie (sic) Malone IRA Rollover #1015-1630

SUCC Custodian Wells Fargo Clearing Services LLC FBO Ronnie Malone IRA Rollover # 1015-1630

By: Angela Bladdick

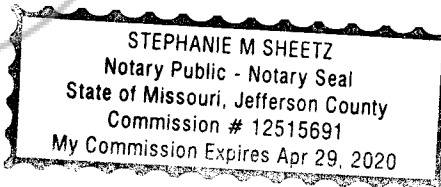
Print Name and Title: Angela Bladdick - Officer

STATE OF MISSOURI

COUNTY OF St. Louis

On this 25th day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named Angela Bladdick as Officer of **Wells Fargo Clearing Services LLC FBO Ronnie Malone IRA Rollover # 1015-1630**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.

Stephanie M Sheetz
Notary Public
Printed Name: Stephanie M. Sheetz
Notary Public in and for said County and State
My Commission Expires: 4/29/20



IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 18TH
day of APRIL, 2019, but shall be effective as of the Effective date.

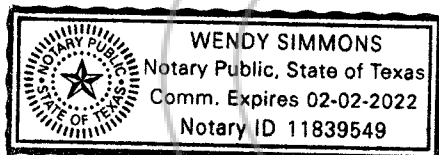
GRANTOR:
DALE M PESCATRICE

By: *Dale M. Pescatrice*
Dale M Pescatrice

STATE OF TEXAS

COUNTY OF Dallas

On this 18 day of April, 2019, before me, a Notary Public, duly
commissioned, qualified and acting, within and for said County and State, personally appeared the
within named **Dale M Pescatrice**, who stated and acknowledged that he/she had signed,
executed and delivered said foregoing instrument in his/her official capacity for and on behalf of
the Grantor for the consideration, uses and purposes therein mentioned and set forth.



Wendy Simmons
Notary Public
Printed Name: Wendy Simmons
Notary Public in and for said County and State
My Commission Expires: 2-2-22

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 15th
day of April, 2019, but shall be effective as of the Effective date.

GRANTOR:

JOHN T ROBINSON and JUDY ROBINSON, TIC

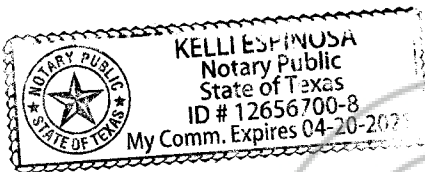
By: John T Robinson
John T Robinson

By: Judy Robinson
Judy Robinson

STATE OF TEXAS

COUNTY OF Grayson

On this 15 day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **John T Robinson**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.

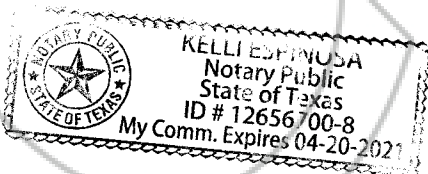


Kelli Espinosa
Notary Public
Printed Name: Kelli Espinosa
Notary Public in and for said County and State
My Commission Expires: 4/20/2021

STATE OF TEXAS

COUNTY OF Grayson

On this 15 day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Judy Robinson**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.



Kelli Espinosa
Notary Public
Printed Name: Kelli Espinosa
Notary Public in and for said County and State
My Commission Expires: 4/20/2021

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 23
day of April, 2019, but shall be effective as of the Effective date.

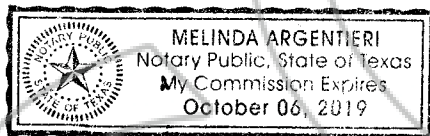
GRANTOR:
ESTATE OF HAROLD EDWARD RUHLMAN

By: *Michelle Ruhlman Mullaney*
Michelle Ruhlman Mullaney, Independent Executrix

STATE OF TEXAS

COUNTY OF *Collin*

On this 23 day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Michelle Ruhlman Mullaney, Independent Executrix of the Estate of Harold Edward Ruhlman**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.



Melinda Argentieri
Notary Public
Printed Name: *Melinda Argentieri*
Notary Public in and for said County and State
My Commission Expires: *10-06-2019*

IN WITNESS WHEREOF, this Conveyance is executed this 31 day of December, 2018, but shall be effective as of the Effective Time.

GRANTOR:


By: Andras Gal Szabo

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On this 31 day of December, 2018, before me, Trish Smiley, a Notary Public, personally appeared **Andras Gal Szabo**, who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ (is) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Trish Smiley (Seal)

Printed Name:

Trish Smiley

Notary Public in and for said County and State

Los Angeles, Calif

My Commission Expires:

April 22, 2021

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 15th day of April, 2019, but shall be effective as of the Effective Time.

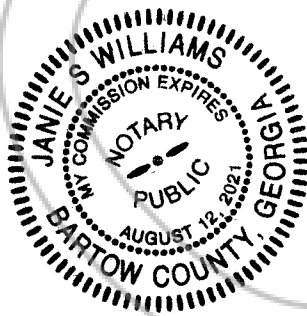
GRANTOR:

By: Benjamin White
BENJAMIN WHITE

STATE OF GEORGIA

COUNTY OF Bartow

On this 15th day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **BENJAMIN WHITE**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.



Janie S. Williams
Notary Public
Printed Name: Janie S. Williams
Notary Public in and for said County and State Bartow Co
My Commission Expires: 8/12/2021

IN WITNESS WHEREOF, this Assignment and Conveyance is executed this 24th
day of April, 2019, but shall be effective as of the Effective date.

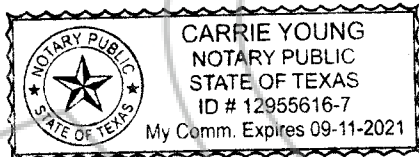
GRANTOR:
Estate of P R Wisdom

By: Doris J. Wisdom
Doris J. Wisdom,
Independent Executrix

STATE OF TEXAS

COUNTY OF HOOD

On this 24 day of April, 2019, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Doris J. Wisdom Independent Executrix of the Estate of P R Wisdom**, who stated and acknowledged that he/she had signed, executed and delivered said foregoing instrument in his/her official capacity for and on behalf of the Grantor for the consideration, uses and purposes therein mentioned and set forth.



Carrie Young
Notary Public
Printed Name: Carrie Young
Notary Public in and for said County and State
My Commission Expires: 9-11-2021

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		251-254
201429	425		381-392

EXHIBIT B

Terms, Conditions and Disclaimers

This assignment and conveyance and the assignment and 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, sells, conveys and assigns 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.

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.

Exhibit D

It being the intent of the parties hereto that each of the below named Grantors convey that fractional interest (identified below) from an undivided 0.02889970 decimal interest that the Grantors own in the Interests.

<u>GRANTOR</u>	<u>EFF. DATE</u>	<u>INTEREST</u>
Bob Bozman 405 Balboa Irving, TX 75062	3/31/2019	0.00334425
Christy C. Collins 4401 Grassmere Lane Dallas, TX 75205	3/31/2019	0.00178618
Deaton Family Trust Peggy Deaton, Trustee 1917 Shari Lane Garland, TX 75043	4/30/2019	0.00089309
Deaton Marital Trust Peggy Deaton, Trustee 1917 Shari Lane Garland, TX 75043	4/30/2019	0.00066982
Richard C. Latham 5942 Joyce Way Dallas, TX 75225	3/31/2019	0.00100000
William A. Lewis, Jr. 611 Foxworth Lane Holmes Beach, FL 34217	3/31/2019	0.00089309 0.00089309
First Clearing Corp Cust. for Wilma Jane Malone IRA Rollover #2718-2166 1 N Jefferson Avenue St Louis, MO 63103	3/31/2019	0.00125342
First Clearing Corp Cust. for Ronnie Malone IRA Rollover #1015-1630 1 N Jefferson Avenue St Louis, MO 63103	3/31/2019	0.00123407
Dale M. Pescatrice 3720 Interlaken Drive Plano, TX 75075	3/31/2019	0.00100000

John T and Judy Robinson, TIC
2704 Sherwood Drive
Sherman, TX 75092

10/31/2019

0.00089309

Harold Edward Ruhlman
107 Azinger Drive
Laredo, TX 78045

2/28/2019

0.00500000

Andras Gal Szabo
Revay Street 12
Budapest, Hungary

8/31/2018

0.00700000

Benjamin White
4885 Franklin Pond Road
Atlanta, GA 30342-2756

3/31/2019

0.00089309

P. R. Wisdom
PO Box 296
Granbury, TX 76048

3/31/2019

0.00089309

Exhibit E-1

Grantee of the Executive Rights in the Interests

Brown Drake Royalties, LLC
15303 North Dallas Parkway, Suite
1350 Addison, Texas 7 5001

Exhibit E-2

Grantee of all other interest in the Interests

It being the intent of the parties hereto that each of the below named Grantees receive that fractional interest (identified below) from an undivided 0.02889970 decimal interest that the Grantors listed in Exhibit D own in the Interests.

Bozman Royalty Resources LLC 405 Balboa Irving, TX 75062	0.00334425
Alexandra Moroch Heritage Trust Thomas F. Moroch, Trustee 3625 N. Hall Street, Suite 1100 Dallas, TX 75219	0.00089309
Nicholas Thomas Moroch Heritage Trust Thomas F. Moroch, Trustee 3625 N. Hall Street, Suite 1100 Dallas, TX 75219	0.00089309
Deaton Royalties LLC 1917 Shari Lane Garland, TX 75043	0.00089303 0.00066982
1022 Investments LP 8625 King George #236 Dallas, TX 75235	0.00100000
WML Royalty Investments LLC 644 Foxworth Lane Holmes Beach, FL 34217	0.00089309 0.00089309
RJWJ Royalty Investments LLC 5506 Vista Meadow Drive Dallas, TX 75248	0.00125342 0.00123407
PESCO Holdings LLC 3720 Interlaken Drive Plano, TX 75075	0.00100000

**SR48 Enterprises LLC
2704 Sherwood Drive
Sherman, TX 75092**

0.00089309

**Michelle Mullaney and Nicole Mullaney,
JTWROS 4519 Bumhill Drive
Plano, TX 75024**

0.00500000

**Azoulay Family Trust
Moshe Azoulay, Trustee
18111 Preston Road, Suite 1000
Dallas, TX 75252**

0.00599969

**Andras Gal Szabo
Revay Street 12
Budapest, Hungary**

0.00100031

**White-Zahn Family Trust
McPherson White, Trustee
4885 Franklin Pond Road
Atlanta, GA 30342-2765**

0.00089309

**Doris J. Wisdom
PO Box 296
Granbury, TX 76048**

0.00089309