

APN No.: N/A (Mineral Interests Only)

Recorded at the request of,
after recording return to:

Jeff N. Faillers
Erwin Thompson Faillers
241 Ridge Street, Suite 210
Reno, Nevada 89501

EUREKA COUNTY, NV	2022-248596
RPTT:\$0.00 Rec:\$37.00	08/11/2022 11:22 AM
\$37.00 Pgs=8	
JEFF N. FAILLERS, P.C.	
KATHERINE J. BOWLING, CLERK RECORDER E08	

*The undersigned affirms that this document
contains no personal information of any person.*

MINERAL RIGHTS DEED AND ASSIGNMENT
(Goldrush Mineral Rights; Eureka County, Nevada)

This Mineral Rights Deed and Assignment (this “Deed”) is made and entered into effective July 29, 2022 (the “Effective Date”), from RG Royalties, LLC, a Delaware limited liability company (“RG Royalties”), and Royal Gold, Inc., a Delaware corporation (“Royal Gold”; RG Royalties and Royal Gold are collectively referred to in this Deed as the “Grantors”), to RG Goldrush, LLC, a Delaware limited liability company (“Grantee”), whose address is 1144 15th Street, Suite 2500, Denver, Colorado 80202-1161.

Grantors, for and in consideration of the sum of ten dollars (\$10.00), lawful money of the United States of America, paid by Grantee to Grantors, and other good and valuable consideration, the receipt of which Grantors and Grantee acknowledge, do hereby: (1) assign, convey, and transfer to Grantee and Grantee’s successors and assigns forever, all of Grantors’ right, title, and interest in and to the minerals, mineral estate, and mineral rights in, on, and under the property situated in Eureka County, Nevada, described in Exhibit A attached to and by this reference incorporated in this Deed (the “Property”); and (2) assign and transfer to Grantee and Grantee’s successors and assigns forever, all of Grantors’ right, title, and interest in, to and under the agreements affecting the Property more particularly described in Exhibit B attached to and by this reference incorporated in this Deed (the “Agreements”).

Together with all dips, spurs, and angles, in and to all the ores, mineral-bearing quartz, rock and earth or other deposits, and in and to all of the rights, privileges, franchises, tenements, hereditaments and appurtenances belonging or appertaining to the Property, including any and all after acquired title.

To have and to hold, all of the right, title, and interest of Grantors, including after acquired title, in and to the Property, together with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantee assumes and agrees to be bound by and to perform all provisions, terms, conditions, and covenants of and duties imposed by the Agreements which accrue and arise on and after the Effective Date. Grantee's execution of this Deed and its acceptance of the assignment of the Agreements under this Deed are not and shall not be construed to be the merger, release, or waiver by Grantee of any right, title, or interest in any real property or real property interest, including any mineral production royalty, held or owned by Grantee on the Effective Date.

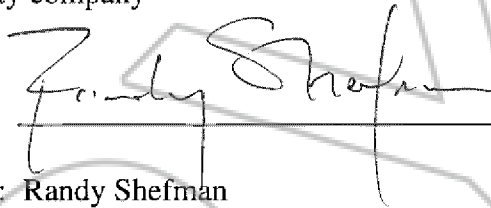
This Deed may be executed in any number of counterparts, each of which is deemed to be an original, and all such counterparts constitute one and the same instrument.

[Signature page follows.]

Grantors and Grantee have executed this Deed to be effective as of the Effective Date.

GRANTORS:

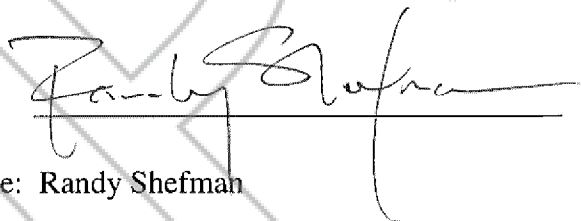
RG ROYALTIES, LLC, a Delaware limited liability company

By: 

Name: Randy Shefman

Title: Vice President

ROYAL GOLD, INC., a Delaware corporation

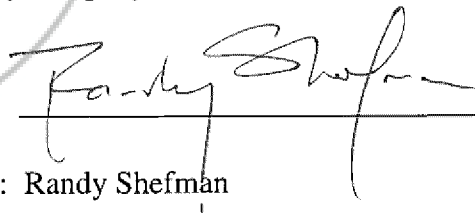
By: 

Name: Randy Shefman

Title: Vice President and General Counsel

GRANTEE:

RG GOLDRUSH, LLC, a Delaware limited liability company

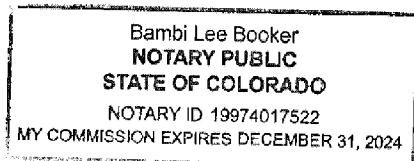
By: 

Name: Randy Shefman

Title: Vice President

STATE OF Colorado)
) ss.
COUNTY OF Denver)

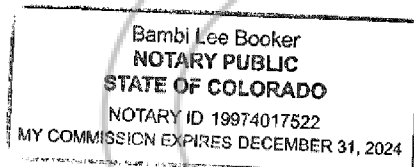
This Deed and Assignment was acknowledged before me on this 11th day of August, 2022, by Randy Shetman, as Vice President of RG Royalties, LLC, a Delaware limited liability company.



Bambi Lee Booker
Notary Public
My commission expires: December 31, 2024

STATE OF Colorado)
) ss.
COUNTY OF Denver)

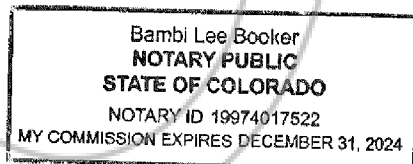
This Deed and Assignment was acknowledged before me on this 11th day of August, 2022, by Randy Shetman, as Vice President & General Counsel of Royal Gold, Inc., a Delaware corporation.



Bambi Lee Booker
Notary Public
My commission expires: December 31, 2024

STATE OF Colorado)
) ss.
COUNTY OF Denver)

This Deed and Assignment was acknowledged before me on this 11th day of August, 2022, by Randy Shetman, as Vice President of RG Goldrush, LLC, a Delaware limited liability company.



Bambi Lee Booker
Notary Public
My commission expires: Dec 31, 2024

Exhibit A

Description of Property

1. South Property Description

PARCEL 1:

TOWNSHIP 26 NORTH, RANGE 48 EAST, MDB&M

Section 13: Lot 4; SW1/4SE1/4; SW1/4NW1/4; N1/2SW1/4; SE1/4SW1/4

PARCEL 2:

TOWNSHIP 26 NORTH, RANGE 49 EAST, MDB&M

Section 18: Lots 1, 2, 3 and 4

Section 19: Lots 1, 2, 3 and 4

PARCEL 4:

TOWNSHIP 26 NORTH, RANGE 48 EAST, MDB&M

Section 13: SW1/4NW1/4SE1/4

TOWNSHIP 26 NORTH, RANGE 49 EAST, MDB&M

Section 30: Lot 1; N1/2 of Lot 6

2. North Property Description

PARCEL 2:

TOWNSHIP 26 NORTH, RANGE 49 EAST, MDB&M

Section 6: Lots 6, 7, and 8

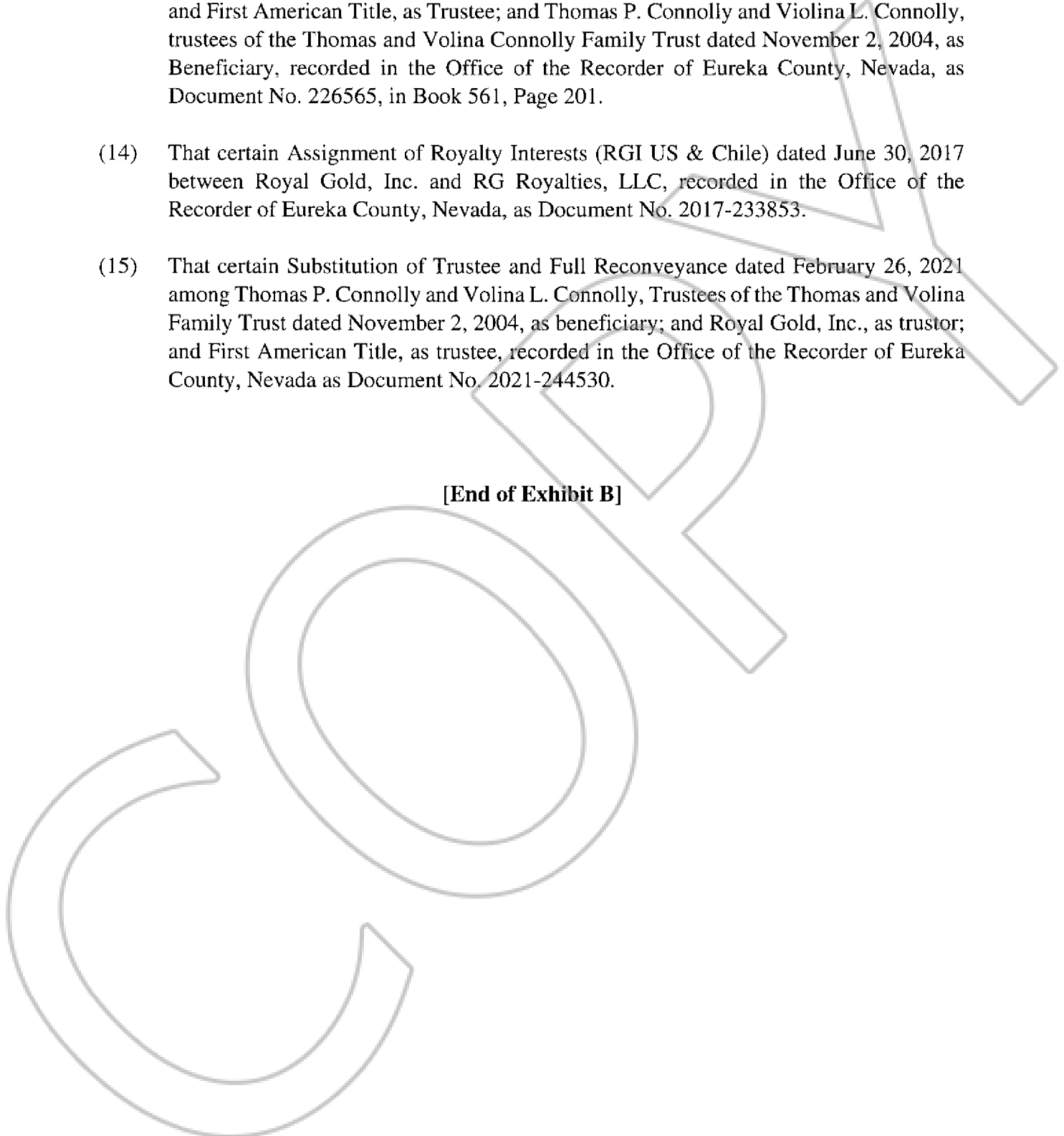
Section 7: Lots 1, 2, 3 and 4

[End of Exhibit A]

Exhibit B
Description of Agreements

- (1) That certain Mining Lease dated October 16, 2002 among Tom and Volina Connolly ("Connolly"), and the Jeannette L. Baumann Trust ("Baumann"), and Barrick Gold U.S. Inc, formerly named Placer Dome U.S. Inc. ("Barrick"), in respect of certain properties referred to as the North Property ("North Mining Lease"). The Short Form of Mining Lease for the North Mining Lease was recorded in the Office of the Recorder of Eureka County, Nevada, on November 6, 2002, Document No. 179383, Book 353, Page 253. Connolly assigned to Assignor all of the right, title and interest of Connolly in the North Mining Lease by the Assignment of Lease dated November 2, 2004, recorded in the Office of the Recorder of Eureka County, Nevada, on December 6, 2004, Document No.194195, Book 401, Page 70.
- (2) That certain Mining Lease dated October 16, 2002 among Connolly, Baumann and Barrick, in respect of certain properties referred to as the South Property ("South Mining Lease"). The Short Form of Mining Lease for the South Mining Lease was recorded in the Office of the Recorder of Eureka County, Nevada, on November 6, 2002, Document No. 179382, Book 353, Page 247.
- (3) That certain Option Agreement dated October 16, 2002 among Connolly and Barrick, in respect of the North Property ("North Option Agreement"). The Short Form of Option Agreement for the North Option Agreement was recorded in the Office of the Recorder of Eureka County, Nevada, on November 6, 2002, Document No. 179385, Book 353, Page 263.
- (4) That certain Option Agreement dated October 16, 2002 among Connolly and Barrick, in respect of the South Property ("South Option Agreement"). The Short Form of Option Agreement for the South Option Agreement was recorded in the Office of the Recorder of Eureka County, Nevada on November 6, 2002, Document No. 179384, Book 353, Page 259.
- (5) That certain Assignment of Lease dated November 2, 2004 from Connolly to The Thomas and Volina Connolly Family Trust ("Connolly Trust"), assigning its interest in the North Mining Lease by the Assignment of Lease dated November 2, 2004, recorded in the Office of the Recorder of Eureka County, Nevada, on December 6, 2004, Document No. 194195, Book 401, Page 70.

- (6) That certain Assignment of Lease dated November 2, 2004 from Connolly to Connolly Trust, assigning its interest in the South Mining Lease by the Assignment of Lease dated November 2, 2004, recorded in the Office of the Recorder of Eureka County, Nevada, on December 6, 2004, Document No. 194193, Book 401, Page 66.
- (7) That certain General Warranty Deed with Reservation of Royalty (North) ("North Deed") dated December 11, 2007 from Connolly to Barrick, reserving a mineral production royalty from the North Mining Lease and North Option Agreement ("North Royalty") recorded in the Office of the Recorder of Eureka County, Nevada on December 13, 2007, Document No. 211324, Book 467, Page 241 (together with all rights and interests in, to and under the North Deed the "North Royalty").
- (8) That certain General Warranty Deed with Reservation of Royalty (South) ("South Deed") dated December 11, 2007 from Connolly to Barrick, reserving a mineral production royalty from the South Mining Lease and South Option Agreement ("South Royalty") recorded in the Office of the Recorder of Eureka County, Nevada on December 13, 2007, Document No. 211323, Book 467, Page 234.
- (9) That certain Purchase Agreement dated January 7, 2014 among Thomas P. Connolly and Volina L. Connolly, trustees of the Thomas and Volina Connolly Family Trust dated November 2, 2004, and Royal Gold, Inc.
- (10) That certain Deed of Mineral Rights among Thomas P. Connolly, aka Tom Connolly, and Volina L. Connolly, aka Volina Connolly, co-trustees of the Thomas and Volina Connolly Family Trust dated November 2, 2004, and Royal Gold, Inc., recorded in the Office of the Recorder of Eureka County, Nevada, as Document No. 226562, in Book 561, Page 178.
- (11) That certain Deed of Royalty and Assignment of Rights dated January 7, 2014 between Connolly and Royal Gold, Inc., assigning its interest in the North Deed and South Deed, recorded in the Office of the Recorder of Eureka County, Nevada, as Document No. 226563, in Book 561, Page 183.
- (12) That certain Assignment of Mining Leases and Option Agreements dated January 7, 2014 between Connolly Trust and Royal Gold, Inc., assigning its interest in the North Mining Lease, South Mining Lease, North Option Agreement and South Option Agreement, recorded in the Office of the Recorder of Eureka County, Nevada, as Document No. 226564, in Book 561, Page 192.

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- (13) That certain Deed of Trust and Security Agreement among Royal Gold, Inc., as Trustor; and First American Title, as Trustee; and Thomas P. Connolly and Violina L. Connolly, trustees of the Thomas and Volina Connolly Family Trust dated November 2, 2004, as Beneficiary, recorded in the Office of the Recorder of Eureka County, Nevada, as Document No. 226565, in Book 561, Page 201.
- (14) That certain Assignment of Royalty Interests (RGI US & Chile) dated June 30, 2017 between Royal Gold, Inc. and RG Royalties, LLC, recorded in the Office of the Recorder of Eureka County, Nevada, as Document No. 2017-233853.
- (15) That certain Substitution of Trustee and Full Reconveyance dated February 26, 2021 among Thomas P. Connolly and Volina L. Connolly, Trustees of the Thomas and Volina Family Trust dated November 2, 2004, as beneficiary; and Royal Gold, Inc., as trustor; and First American Title, as trustee, recorded in the Office of the Recorder of Eureka County, Nevada as Document No. 2021-244530.

[End of Exhibit B]

STATE OF NEVADA

DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) N/A (Mineral Rights Only)
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
i) ☒ Other Mineral Rights Only

FOR RECORDERS OPTIONAL USE ONLY

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: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: NRS 375.010(1)(b)(8)
b. Explain Reason for Exemption:
Conveyance of mineral interests only--not a "Deed" for RP transfer tax purposes under NRS 375.010(1)(b)(8)

5. Partial Interest: Percentage being transferred: N/A %

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 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 _____
Signature Jeff N. Failers Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED) Royal Gold, Inc. &

Print Name: RG Royalties, LLC
Address: 1144 15th Street, Suite 2500
City: Denver
State: CO Zip: 80202-1161

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: RG Goldrush, LLC
Address: 1144 15th Street, Suite 2500
City: Denver
State: Co Zip: 80202-1161

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Jeff N. Failers Escrow # N/A
Address: 241 Ridge Street, Suite 210
City: Reno State: NV Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)