

EUREKA COUNTY, NV  
LAND-ROY  
Rec:\$37.00  
Total:\$37.00

2024-251671  
02/13/2024 04:05 PM  
Pgs=21

COMPASS ROYALTY MANAGEMENT  
LLC



KATHERINE J. BOWLING, CLERK RECORDER

WHEN RECORDED MAIL TO:  
Compass Royalty Management LLC  
Attn: Denise Suttice  
15303 N Dallas Pkwy Ste 1350  
Addison, TX 75001

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**ROYALTY AND MINERAL INTEREST CONVEYANCE**

(Brown Drake Royalties)

STATE OF NEVADA

§  
§  
§

COUNTY OF EUREKA

This Royalty Deed and Mineral Interest Conveyance (this “**Conveyance**”) is made and entered into by the persons identified on Exhibit “B-1” through Exhibit “B-11” (the “**Grantor(s)**” and “**Grantee(s)**”) to be effective for all purposes as of the Effective Dates listed on the Exhibit B below at 7:00 a.m. CDT (the “**Effective Date**”).

**RECITALS**

I. Each of the Grantors listed in the attached Exhibit “B” acquired Interests (as such term is defined below) in an offering conducted by Noble Royalties, Inc., d/b/a Brown Drake Royalties, “Brown Drake Royalties” as evidenced by the Prior Assignments (defined below) which are listed on Exhibit “A”.

II. Each of the Grantors listed in the Attached Exhibit “B” desire to convey all of their right, title and interest in and to the Interests unto the Grantee listed directly opposite to each such Grantor’s name on Exhibit “B”.

**DEFINITIONS**

A. The term “**Interests**” means all of the mineral interests, royalty interests, non-participating royalty interests and/or overriding royalty interests in and to all of the lands, leases, depths, and wells all of which are described in and conveyed by the Prior Assignments, along with

any and all of the foregoing property which may be located within the county or parish where in this Conveyance is recorded regardless of whether or not it is described in the Prior Assignments or this Conveyance.

B. The term “**Prior Assignments**” means the deeds, instruments of conveyance and/or assignments listed on Exhibit “A” attached hereto, which such Prior Assignments describe Interests.

C. The term “**Executive Rights**” as used herein shall have the same definition and effect as described in Prior Assignments listed on Exhibit “A”. The Executive Rights have been previously reserved by Brown Drake Royalties.

D. To the extent required for recording in any particular county, parish or jurisdiction in which Interests described in the Prior Assignments are located, a legal description of all real property contained within the Prior Assignments is attached hereto as Exhibit “C”. FOR THE AVOIDANCE OF DOUBT, EXHIBIT C MAY BE INTENTIONALLY BLANK WHERE REFERENCE TO THE PRIOR ASSIGNMENTS IS SUFFICIENT TO DESCRIBE THE INTERESTS.

#### **SUPPLEMENTAL RECITALS AS TO THOSE GRANTORS NAMED IN EXHIBITS B-3 & EXHIBIT B-4**

E. The Interests described in Exhibit B-3 & Exhibit B-4 are owned by a self-directed individual retirement account, of which the named Grantor(s) is the ultimate beneficiary (the “**IRA**”).

F. The custodian of the IRA, IRA Plus Southwest, has ceased providing custodial services to the IRA, and is therefore unavailable to execute instruments, including this Conveyance, on behalf of the IRA.

G. Solely for the purposes of evidencing, in all applicable public records, the transfer from IRA Plus Southwest to a replacement custodian, Grantor(s) is executing and delivering this Conveyance, and nothing in this Conveyance is intended to be a distribution or transfer of the Interests from the IRA to Grantor(s).

#### **SUPPLEMENTAL RECITALS AS TO THOSE GRANTORS NAMED IN EXHIBITS B-11**

H. Pursuant to Assignments listed on Exhibit B-11 (the “**Original Goepfert Conveyances**”), the Estate of Mary Goepfert (the “**Estate**”), by scrivener’s error, inadvertently assigned all of the Estate’s right, title and interest in the Interests to 5H Oil Co., LLC. (“**5H**”), an entity unrelated to Estate, instead of assigning the Interests to the HARP, LLC (“**Harp**”), an entity controlled by the heirs and executor of the Estate.

5H and HARP desire to correct the Original Goepfert Conveyances by 5H assigning all interests it received in the Original Goepfert Conveyance to HARP.

## CONVEYANCE

In consideration of the sum of One Hundred Dollars (\$100.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each **Grantor hereby grants, sells, conveys and assigns unto the Grantee specifically identified with respect to such Grantor on its respective Exhibit B, all of such Grantor's right, title and interest in and to the Interests.**

It is the intent of Grantor to convey any and all Interests which such Grantor originally obtained in the Prior Assignments and related to Brown Drake Royalties.

**TO HAVE AND TO HOLD**, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and Grantee's successors and assigns, forever, subject to all instruments of record affecting title to Grantor's Interests and subject to the terms and provisions of the Management Agreement.

## MANAGEMENT FOLLOWING CONVEYANCE

1. Pursuant to those certain Management Agreements by and between Compass Royalty Management, LLC ("**Compass**") and each of the Grantors (the "**Management Agreements**"), each of the Grantors, acting pursuant to such Grantors' powers under applicable Texas law, including, without limitation, Texas Property Code §117.011, appointed Compass as their agent and attorney in fact for the purposes of executing and delivering necessary documents affecting any portion of their Interests to a bona-fide third party purchaser. Copies of the Management Agreements are available for review and inspection by persons demonstrating a reasonable need therefor during normal business hours in the offices of Compass.

2. Additionally, as evidenced by the Prior Assignments, Brown Drake Royalties, with respect to all Interests, reserved the Executive Rights, which, along with powers granted in the Management Agreements, entitles Brown Drake Royalties to receive all revenue from the Interests on behalf of the Grantors, and, following this Conveyance, the Grantees.

3. Following the execution and delivery of this Conveyance by each Grantor and Grantee, all of the undersigned Grantees acknowledge and agree that such Grantee is, and the Interests owned by such Grantee are, and until termination, shall be bound by the Management Agreement and the reservation of Executive Rights. All such Grantees direct persons paying revenue from the Interests to remit such revenue to Compass and Brown Drake Royalties.

## MISCELLANEOUS

1. This Conveyance may be executed in one or more counterparts each of which shall be deemed an original and all of which shall constitute one document.

2. The terms and provisions of this Conveyance shall be binding upon and shall inure to the benefit of Grantor and Grantee, their respective successors and assigns.

3. If any provision of this Conveyance is held to be invalid or unenforceable by any court, such provision is fully severable, and this Conveyance will be construed and enforced as if such invalid or unenforceable provision had never comprised a part of this Conveyance, and the remaining provisions of this Conveyance shall remain in full force and effect and shall not be affected by the invalidity or unenforceability of any other provisions.

**REMAINDER OF PAGE LEFT BLANK**

IN WITNESS WHEREOF, this Document is executed this 21st day of OCTOBER, 2020, but shall be effective as of the Effective Date.

**GRANTOR:**

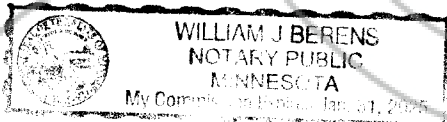
Estate of James R. Berens

By: Lois K. Berens  
Lois K. Berens, Personal  
Representative of the Estate of  
James R. Berens

STATE OF MINNESOTA

COUNTY OF RAMSEY

On this 21st day of OCTOBER, 2020, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, personally appeared the within named **Lois K. Berens, as Personal Representative of the Estate of James R. Berens**, 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.



William J. Berens  
Notary Public  
Printed Name: \_\_\_\_\_  
Notary Public in and for said County and State  
My Commission Expires: \_\_\_\_\_

This instrument is executed on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

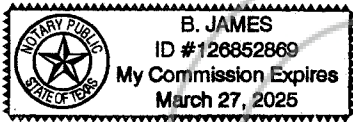
**IRA PLUS SOUTHWEST FBO THOMAS ROY IRA**

By: Thomas S Roy  
Print Name: Thomas S. Roy  
Title: Owner

STATE OF Texas §  
  §  
COUNTY OF Rockwall §

This instrument was acknowledged before me on this the 2 day of October, 2023, signed by Thomas S. Roy as Owner of the Thomas Roy IRA.

B. James  
Notary Public  
Printed Name: B. James  
Notary Public in and for said County and State  
My Commission Expires: 3/27/2025



This instrument is executed on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

**IRA PLUS SOUTHWEST FBO BYRON PARSONS  
IRA**

By: *Byron Parsons*  
Print Name: Byron Parsons  
Title: Owner

STATE OF \_\_\_\_\_ §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_ day of \_\_\_\_\_, 2023, signed by Byron Parsons as Owner of the Byron Parsons IRA.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Notary Public in and for said County and State  
My Commission Expires: \_\_\_\_\_

*See attached Acknowledgment*

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

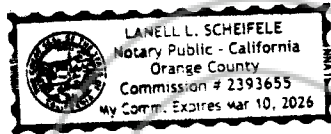
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Butte

On September 17, 2023 before me, Lanell L. Scheifele, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Byron Parsons  
*Name(s) of Signer(s)*

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(ies), 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 Lanell L. Scheifele  
*Signature of Notary Public*

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



This instrument is executed on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

THE LOY W. LEDBETTER TRUST U/W/O  
LOY W. LEDBETTER

By: Michael S. Ledbetter  
Print Name: Michael S. Ledbetter  
Title: Trustee

STATE OF New York §  
COUNTY OF Tompkins §

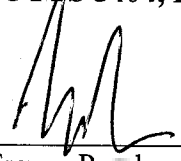
This instrument was acknowledged before me on this the 26<sup>th</sup> day of September 2023,  
signed by Michael S. Ledbetter as Trustee of The Loy W. Ledbetter Trust U/W/O Loy W. Ledbetter.

Magdalena R. Conroy  
Notary Public  
Printed Name: MAGDALENA R CONROY  
Notary Public in and for said County and State  
My Commission Expires: 11-02-24

MAGDALENA R. CONROY  
Notary Public, State of New York  
No. 01CO6410781  
Qualified in Tompkins County  
Commission Expires 11/02/20 24

**EXECUTED** as of the date of the acknowledgement(s) set forth below, effective for all purposes, however, as of February 1, 2022 (the "*Effective Date*").

**GRINGOTTS 5404, LLC**

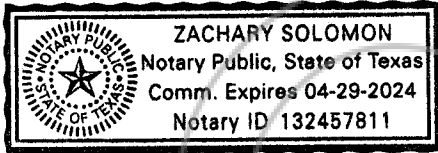
By:   
Name: Trevor Pearlman  
Title: Manager

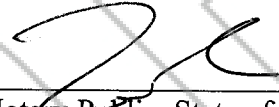
**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF Dallas

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This instrument was acknowledged before me on March 14, 2022, by Trevor Pearlman, Manager of Gringotts 5404, LLC.



  
Notary Public, State of Texas  
My commission expires: 4/29/2024

This instrument is executed on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

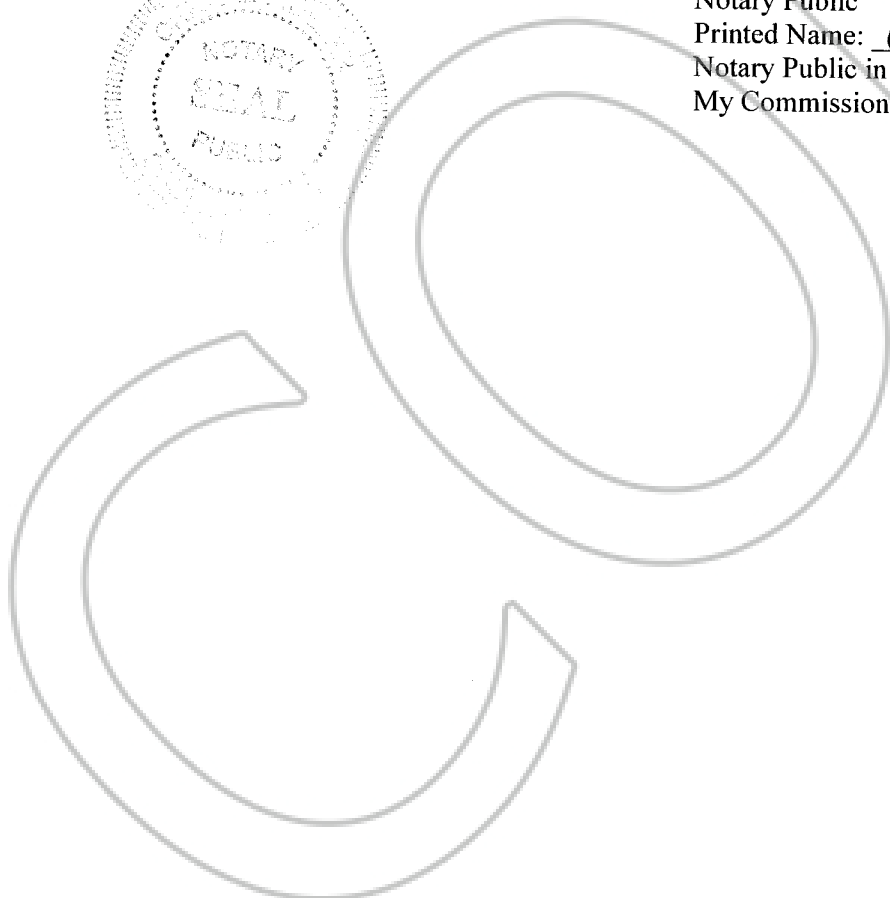
THE ESTATE OF MRS. FRANKLIN FROHWEIN

By: Jeffrey Frohwein  
Print Name: Jeffrey Frohwein  
Title: Personal Representative

STATE OF S. Dakota §  
COUNTY OF Minnehaha §

This instrument was acknowledged before me on this the 21<sup>st</sup> day of September, 2023, signed by Jeffrey Frohwein as Personal Representative of The Estate of Mrs. Franklin Frohwein.

Chris C. Fidler  
Notary Public  
Printed Name: Chris C. Fidler  
Notary Public in and for said County and State  
My Commission Expires: 01-31-2025



This instrument is executed on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

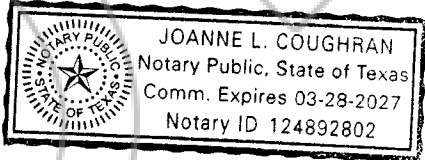
THE BROWNING FAMILY TRUST

By: Catherine C. Scheid  
Print Name: Catherine C. Scheid  
Title: Trustee

STATE OF Texas §  
COUNTY OF Harris §

This instrument was acknowledged before me on this the 3rd day of October, 2023, signed by Catherine C. Scheid as Trustee of The Browning Family Trust.

Joanne L. Coughran  
Notary Public  
Printed Name: Joanne L. Coughran  
Notary Public in and for said County and State  
My Commission Expires: 03.28.2027



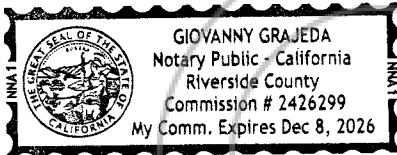
This instrument is executed on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

THE FLOYD S. STEVENS, JR. AND KATHRYN A. STEVENS FAMILY TRUST DATED OCTOBER 8, 1994.

By: Kathryn A. Stevens  
Print Name: Kathryn A. Stevens  
Title: Trustee

STATE OF California §  
COUNTY OF Riverside §

This instrument was acknowledged before me on this the 26 day of September, 2023, signed by Kathryn A. Stevens as Trustee of The Floyd S. Stevens, Jr. and Kathryn A. Stevens Family Trust dated October 8, 1994.



[Signature]  
Notary Public  
Printed Name: Giovanny Grajeda  
Notary Public in and for said County and State  
My Commission Expires: Dec 8, 2026

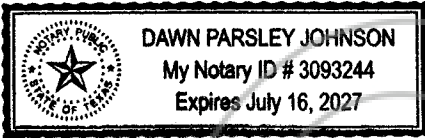
This instrument is executed on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

THOMAS W. CALDWELL

By: *Thomas W. Caldwell*

STATE OF Texas §  
COUNTY OF Dallas §

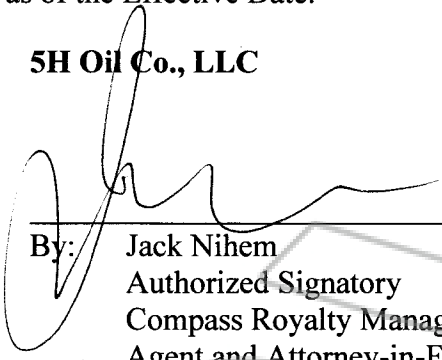
This instrument was acknowledged before me on this the 25<sup>th</sup> day of September, 2023, signed by Thomas W. Caldwell.



*Dawn Parsley Johnson*  
Notary Public  
Printed Name: Dawn Parsley Johnson  
Notary Public in and for said County and State  
My Commission Expires: 7.16.2027

This instrument is executed by Jack Nihem as Authorized Signatory of Compass Royalty Management LLC, as Agent and Attorney-in-Fact for 5H Oil Co., LLC on the date set out in the acknowledgement(s) below to be effective as of the Effective Date.

**5H Oil Co., LLC**



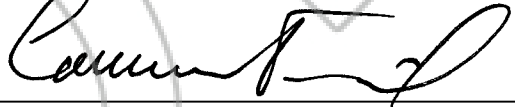
By: Jack Nihem  
Authorized Signatory  
Compass Royalty Management LLC, as  
Agent and Attorney-in-Fact for 5H Oil Co.,  
LLC

STATE OF TEXAS

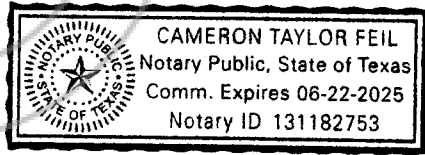
COUNTY OF Dallas

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This instrument was acknowledged before me on this the 16<sup>th</sup> day of November, 2023, by Jack Nihem in his capacity as Authorized Signatory of Compass Royalty Management LLC, as Agent and Attorney-in-Fact for 5H Oil Co., LLC.



Notary Public in and for the State of Texas



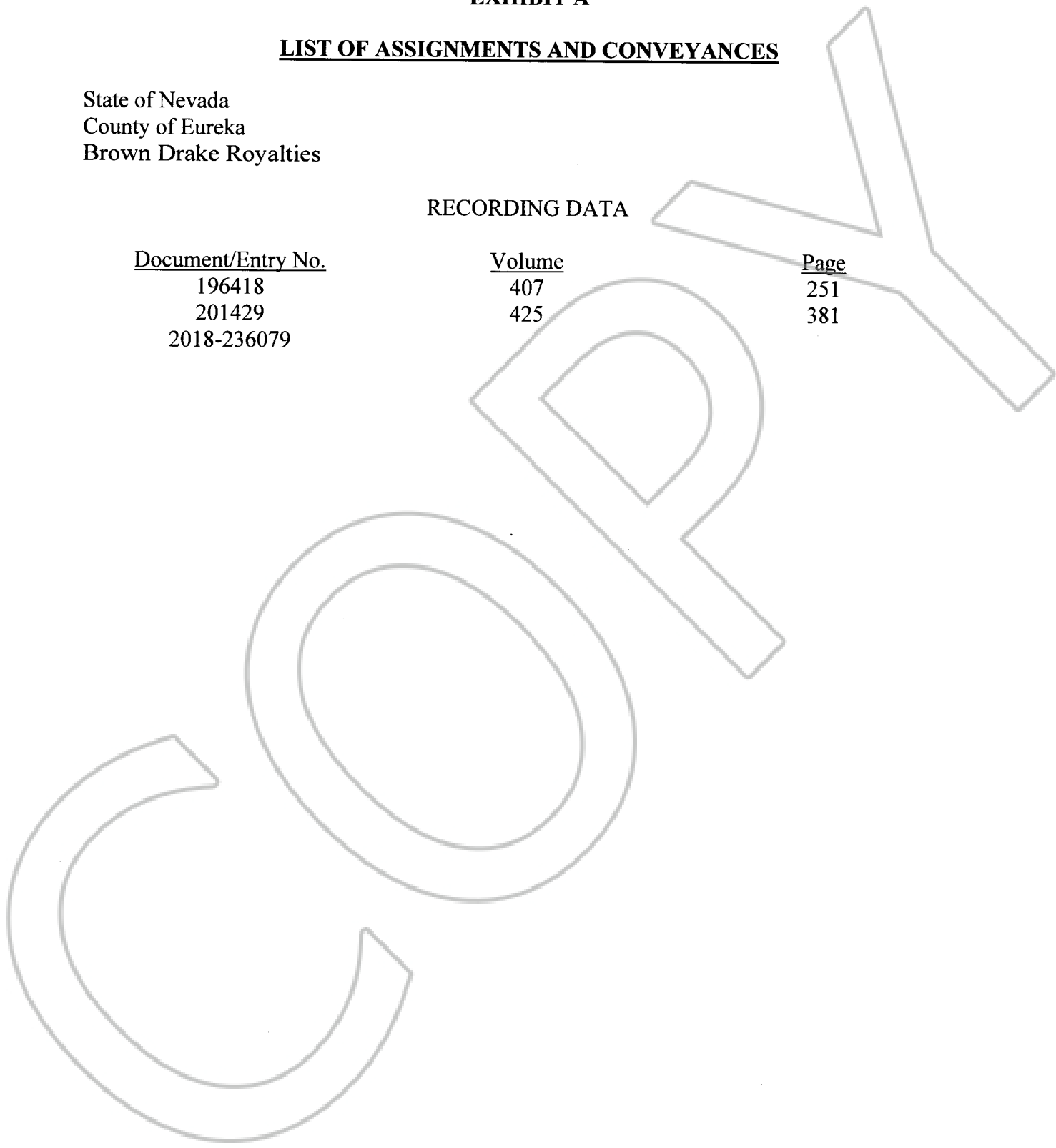
**EXHIBIT A**

**LIST OF ASSIGNMENTS AND CONVEYANCES**

State of Nevada  
County of Eureka  
Brown Drake Royalties

RECORDING DATA

<u>Document/Entry No.</u>	<u>Volume</u>	<u>Page</u>
196418	407	251
201429	425	381
2018-236079		





**EXHIBIT B**  
**Parties**

**EXHIBIT B-1**  
Owner of the Executive Rights

Brown Drake Royalties, LLC  
15303 North Dallas Parkway, Suite 1350  
Addison, Texas 75001

**EXHIBIT B-2**  
Grantee of all other interest in the Interests

Grantor:  
Estate of James R. Berens  
734 Summit Avenue, #1  
St. Paul, Minnesota 55105

Grantee:  
734 COMPANY LLC  
734 Summit Avenue, #1  
St. Paul, Minnesota 55105

**Effective Date:** 5/1/2019

**EXHIBIT B-3**  
Grantee of all other interest in the Interests

Grantor:  
IRA Plus Southwest FBO Thomas Roy  
8226 Douglas Avenue, Ste. 332  
Dallas TX 75225

Grantee:  
T&W Roy LP  
9 Sunset Trail  
Rockwall, TX 75032

**Effective Date:** 3/1/2023

**EXHIBIT B-4**  
Grantee of all other interest in the Interests

Grantor:  
IRA Plus Southwest FBO Byron Parsons  
4171 Rio Bravo Drive  
Chico, California 95973

Grantee:  
Trashcan Holdings LLC  
2404 Flagstone Drive  
Plano, Texas 75075

**Effective Date:** 4/1/2023

**EXHIBIT B-5**

Grantee of all other interest in the Interests

Grantor:

Loy W. Ledbetter Trust u/w/o Loy W. Ledbetter  
3 Edgewood Drive  
Ithaca, New York 14850

Grantee:

SEMEX, LLC  
3 Edgewood Drive  
Ithaca, New York 14850

**Effective Date:** 5/1/2023

**EXHIBIT B-6**

Grantee of all other interest in the Interests

Grantor:

Gringotts 5404 LLC  
200 Cresvent Court, Suite 1310  
Dallas, Texas 75201

Grantee:

Aguilar Royalties LP  
441 Cross Creek Ct  
Waxahachie, Texas 75167

**Effective Date:** 2/1/2022

**EXHIBIT B-7**

Grantee of all other interest in the Interests

Grantor:

The Estate of Mrs. Franklin Frohwein  
3052 S. Coral Court  
Sioux Falls, South Dakota 57103

Grantee:

Frohwein Family Investments, LLC  
3052 S. Coral Court  
Sioux Falls, South Dakota 57103

**Effective Date:** 3/1/2023

**EXHIBIT B-8**

Grantee of all other interest in the Interests

Grantor:

Browning Family Trust  
1046 Pescador Drive  
Newport Beach, California 92660

Grantee:

WDS Browning, LLC,  
a Texas Limited Liability Company  
4301 Yoakam Boulevard  
Houston, TX 77006

**Effective Date:** 6/1/2023

**EXHIBIT B-9**

Grantee of all other interest in the Interests

**Grantor:**

The Floyd S. Stevens, Jr. and Kathryn A.  
Stevens Family Trust dated October 8, 1994  
42750 Darien Drive  
Bermuda Dunes, California 92203

**Grantee:**

The Kathryn A. Stevens  
Separate Trust  
42750 Darien Drive  
Bermuda Dunes, California 92203

**Effective Date:** 10/1/2022

**EXHIBIT B-10**

Grantee of all other interest in the Interests

**Grantor:**

Thomas W. Caldwell  
1118 Means Farm Rd  
Garland, Texas 75044

**Grantee:**

The Thomas and Stephanie Caldwell  
Living Trust Dated 6/19/2019  
1118 Means Farm Rd  
Garland, Texas 75044

**Effective Date:** 5/1/2023

**EXHIBIT B-11**

Grantee of all other interest in the Interests

**Grantor:**

5H Oil Co. LLC  
P.O. Box 25204  
Dallas, Texas 75225

**Grantee:**

HARP LLC  
16274 455<sup>TH</sup> Avenue  
Watertown, SD 57201

**Effective Date:** 10/31/2017

**EXHIBIT C**  
(Brown Drake Royalites)

**Eureka, Nevada**

All right title and interest to land located in 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.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 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 Transfer of Mineral and Royalty Interests

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 8  
 b. Explain Reason for Exemption: Consideration value falls within \$1-100;  
Transfer of Mineral and Royalty Interests

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Authorized Signor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: See Exhibit B-1-B-11/attached  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: See Exhibit B-1-B-11/attached  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Brown Drake Royalties, LLC Escrow # \_\_\_\_\_  
 Address: 15303 N. Dallas Pkway, Ste. 1350  
 City: Addison State: TX Zip: 75001